



Agenda
Housing, Urban Development & Zoning Committee
Meeting
St. Louis Board of Aldermen
Tuesday, June 23, 2026 - 11:00 AM
Kennedy Room

President Megan Green
Alderwoman Shameem Clark-Hubbard, Chair
Alderwoman Alisha Sonnier, Vice Chair
Committee Members:
Alderman Shane Cohn
Alderwoman Anne Schweitzer
Alderman Michael Browning
Alderman Rasheen Aldridge

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Approval of the minutes from the Tuesday, June 16, 2026, committee meeting.

IV. Board Bills for Review

(The committee will discuss the following and take public comment on the following)

Item Number 1

Board Bill Number 41

Introduced by Alderwoman Alisha Sonnier

This ordinance establishes a definition of Community Development Corporations for purposes of eligibility for priority consideration in City-administered funding. The ordinance aligns City practice with Missouri state law by incorporating the statutory definition of community development corporations, while setting additional local criteria related to nonprofit status, place-based service areas, governance, and demonstrated community revitalization activities. The ordinance requires eligible organizations to engage in multiple core areas of community development, including community organizing, and authorizes the City to apply consistent standards when awarding grants, loans, contracts, or other financial assistance to community development corporations. The ordinance establishes a certification framework and process; and contains a severance clause and emergency clause

Item Number 2

Board Bill 47

Introduced by Alisha Sonnier

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Tiffany Scattered Sites II Redevelopment Area. The project consists of the renovation of 21 buildings in the Tiffany Neighborhood. The prospective redeveloper is producing 60 affordable units ranging from 1-3 bedrooms, at the cost of \$15.4 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. The financial model concludes that the project supports fifteen (15) years of tax abatement (10 years based on 90% of the assessed value of the incremental improvements and followed by 5 years based on 50% of the assessed value of the incremental improvements),

Item Number 3

Board Bill Number 48

Introduced by Alderwoman Anne Schweitzer

An ordinance entitled “Data Center Environmental Impact Monitoring”; the purpose of this ordinance is to establish a mandatory environmental monitoring and reporting program for data center buildings.

Item Number 4

Board Bill Number 49

Introduced by Anne Schweitzer, Alderwoman Alisha Sonnier, and Alderwoman Shameem Clark Hubbard

An Ordinance recommended by the Planning Commission amending the Zoning Code to add Section 26.77 creating comprehensive zoning regulations for Data Centers. Approved by the Planning Commission on June 10, 2026; and containing a severability clause.

V. Resolutions for Review

None.

VI. Committee Discussions

None.

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment

Summary
Board Bill Number 41
Introduced by Alderwoman Alisha Sonnier
June 12, 2026

This ordinance establishes a definition of Community Development Corporations for purposes of eligibility for priority consideration in City administered funding. The ordinance aligns City practice with Missouri state law by incorporating the statutory definition of community development corporations, while setting additional local criteria related to nonprofit status, place-based service areas, governance, and demonstrated community revitalization activities. The ordinance requires eligible organizations to engage in multiple core areas of community development, including community organizing, and authorizes the City to apply consistent standards when awarding grants, loans, contracts, or other financial assistance to community development corporations. The ordinance establishes a certification framework and process; and contains a severance clause and emergency clause.

BOARD BILL NUMBER 41 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An Ordinance establishing the definition of Community Development Corporation (CDC) and
2 CDC certification framework; and containing a severance clause and emergency clause.

3 **WHEREAS**, the City of St. Louis expends public funds to support community development,
4 neighborhood stabilization, affordable housing, and economic opportunity, and such expenditures
5 must be administered in a manner that is transparent, accountable, and aligned with clearly defined
6 public purposes; and

7 **WHEREAS**, community development corporations have historically served as locally rooted,
8 nonprofit partners in advancing place based revitalization efforts, particularly in neighborhoods
9 experiencing disinvestment, displacement pressures, or long term structural inequities; and

10 **WHEREAS**, the Missouri General Assembly has recognized community development
11 corporations as eligible entities for community and economic development activities under state
12 law, including Section 135.400 of the Revised Statutes of Missouri; and

13 **WHEREAS**, the effectiveness of public investment in community development is strengthened
14 when recipient organizations demonstrate a sustained presence within the communities they serve,
15 maintain governance structures that reflect community connection, and engage residents as
16 partners in shaping neighborhood outcomes; and

17 **WHEREAS**, establishing clear and uniform criteria for the recognition of community
18 development corporations for purposes of City funding promotes consistency across departments,
19 protects the integrity of public expenditures, and ensures that City resources are directed to
20 organizations engaged in measurable, place based community revitalization activities; and

21 **WHEREAS**, the City seeks to support community development corporations that undertake a
22 comprehensive approach to revitalization, including housing stability, economic opportunity,

1 community organizing, and neighborhood quality of life, recognizing that durable neighborhood
2 change requires coordinated and community driven strategies; and

3 **WHEREAS**, the purpose of this ordinance is to define community development corporations for
4 purposes of eligibility for priority consideration in City administered funding, to align City practice
5 with state law, and to establish reasonable standards that ensure public funds advance equitable,
6 accountable, and long term community development outcomes within the City of St. Louis; and

7 **WHEREAS**, it is the intent of the Board of Aldermen for the City to identify dedicated funding
8 sources, and that such City administered funding streams designated for community development
9 purposes be reserved for or prioritized towards Community Development Corporations under this
10 Ordinance, in recognition of their place-based accountability, governance standards, and
11 community connection.

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

13 **SECTION ONE. Community Development Corporations - Definition and Eligibility.**

14 **A. Definition.** For purposes of eligibility for City administered grants, loans,
15 contracts, or other financial assistance, a “Community Development Corporation”
16 or “CDC” shall mean an organization that:

- 17 1. Meets the definition of a community development corporation under
18 Section 135.400, RSMo, as amended, and
- 19 2. Is a place-based nonprofit corporation organized under the laws of the State
20 of Missouri and recognized as tax exempt under Section 501(c)(3) of the
21 Internal Revenue Code, and

- 1 3. Has as its primary mission the promotion and support of community
2 revitalization efforts, including but not limited to affordable housing
3 development, economic development, community organizing,
4 neighborhood stabilization, and improvement of quality of life, and
- 5 4. Operates within clearly defined geographic boundaries within the City of
6 St. Louis, which may include a neighborhood, ward, or cluster of census
7 tracts, designated as the organization’s core service area.

8 **B. Core Service Area Requirements.**

- 9 1. A CDC shall designate a core service area and demonstrate ongoing, place
10 based community development outcomes within that geography.
- 11 2. The core service area may evolve over time provided that the CDC
12 continues to demonstrate a sustained and meaningful connection to the
13 community served.
- 14 3. Activities conducted outside the designated core service area shall remain
15 place based and shall be carried out in formal partnership with
16 organizations, stakeholders, or residents rooted in the affected community.
- 17 4. A CDC may design and operate programs or services with broader citywide
18 or regional reach when such activities advance the organization’s mission
19 and support community development outcomes, including but not limited
20 to technical assistance, housing services, data tools, policy engagement, or
21 capacity building initiatives.

22 **C. Governance and Staffing.**

- 1 1. A CDC shall be governed by a board of directors that includes residents of
- 2 the core service area and individuals with a demonstrated connection to the
- 3 community served.
- 4 2. At least twenty-five percent (25%) of a CDC's board of directors shall
- 5 consist of residents of the core service area.
- 6 3. A CDC shall be staffed by at least one full-time, paid employee and may
- 7 additionally be supported by paid professionals, volunteers, or a
- 8 combination thereof.

9 **D. Community Revitalization Activities.** CDCs shall demonstrate active work in at
10 least three of the four Community Revitalization categories set forth below, with
11 Community Organizing required.

- 12 1. **Housing and Real Estate Development.** Activities may include affordable
- 13 housing development, stewardship or preservation; homeownership
- 14 programs; housing counseling or stabilization services; property
- 15 acquisition, rehabilitation, or land banking; anti-displacement strategies
- 16 including landlord-tenant support and rental assistance; and home repair
- 17 programs.
- 18 2. **Economic Development.** Activities may include small business support or
- 19 technical assistance; commercial corridor revitalization; workforce
- 20 development or job readiness programs; entrepreneurship support; and
- 21 financial capability programs.

1 **3. Community Organizing, Planning, Engagement, and Advocacy.**

2 Activities shall include collaboration with neighborhood associations or
3 block units and facilitating community meetings or forums, and one or more
4 of the following: neighborhood planning or visioning efforts; community-
5 driven development planning; policy advocacy related to housing,
6 development, or equity; data collection or community based research;
7 resident leadership development; organizing around neighborhood issues;
8 and civic engagement initiatives.

9 **4. Neighborhood Stabilization and Quality of Life.** Activities may include

10 beautification, greening, or public space activation; public safety initiatives;
11 blight reduction efforts; disaster response or recovery; and youth, education,
12 or cultural programming.

13 **E. Good Standing.** A CDC shall be in good standing with the City of St. Louis and
14 shall not have unresolved audit findings, contract defaults, or compliance violations
15 related to prior City funding.

16 **F. Construction.** Nothing in this section shall be construed to limit the authority of
17 the City to establish additional eligibility criteria, reporting requirements, or
18 performance standards for specific funding programs.

19 **G. Funding Priority.** For funding programs specifically designated or appropriated
20 for community development, neighborhood revitalization, or place-based
21 community investment purposes, the City shall give priority consideration to
22 organizations certified as Community Development Corporations under this

1 Ordinance. The City may designate specific funding streams as exclusively
2 available to certified CDCs.

3 **SECTION TWO. CDC Certification.**

4 **A. Administering Authority.** The Chief Executive Officer (CEO) of the St. Louis
5 Development Corporation (SLDC), or the CEO's designee, shall serve as the
6 Certifying Authority responsible for implementing and administering the CDC
7 certification process established by this section.

8 **B. Certification Required.** An organization seeking to qualify as a Community
9 Development Corporation for purposes of eligibility for priority consideration
10 in City administered grants, loans, contracts, or other financial assistance under
11 Section One of this Ordinance shall obtain certification from the Certifying
12 Authority prior to applying for such funds. An organization may apply for
13 program-specific funding concurrently with submitting a certification application,
14 provided that no award shall be finalized until certification is granted.

15 **C. Application for Certification.** An organization seeking certification shall submit
16 a completed application to the Certifying Authority on a form established by the
17 Certifying Authority. The application shall include, at minimum, the following:

- 18 a. Articles of incorporation and current bylaws;
- 19 b. Evidence of tax-exempt status under Section 501(c)(3) of the Internal
20 Revenue Code;
- 21 c. Evidence of registration and good standing as a nonprofit corporation
22 under the laws of the State of Missouri;

- 1 d. Evidence of compliance with Section 135.400, RSMo, as amended;
- 2 e. A description, of the organization's designated
- 3 core service area within the City of St. Louis;
- 4 f. Documentation demonstrating active work in at least three of the four
- 5 Community Revitalization categories set forth in Section One, Subsection
- 6 D, including documentation specifically demonstrating active work in the
- 7 Community Organizing, Planning, Engagement, and Advocacy category;
- 8 g. A current list of board members, including identification of members
- 9 who are residents of and/or have a demonstrated connection to the core
- 10 service area;
- 11 h. Evidence of at least one full-time, paid employee;
- 12 i. The organization's two most recent fiscal year financial statements,
- 13 and most recent audited financial statement or account review; and
- 14 j. A certification by an authorized officer of the organization that the
- 15 information submitted is true and accurate, and that the organization is not
- 16 delinquent on any tax obligation to the City of St. Louis and has no
- 17 unresolved audit findings, contract defaults, or compliance violations
- 18 related to prior City funding. The Certifying Authority may require
- 19 additional documentation as necessary to evaluate compliance with the
- 20 criteria set forth in Section One.

21 **D. Determination.** The Certifying Authority shall issue a written determination

22 granting or denying certification within sixty (60) days of receipt of a complete

1 application. The Certifying Authority shall notify the applicant in writing if the
2 application is incomplete and the sixty-day period shall not commence until a
3 complete application is received. A certification shall be granted upon a finding
4 that the applicant meets all criteria set forth in Section One of this Ordinance.
5 A denial shall state with specificity the grounds for denial and identify which
6 criteria the applicant has failed to satisfy.

7 **E. Term and Renewal.** A certification granted under this section shall be valid for a
8 period of three (3) years from the date of issuance. A certified organization shall
9 submit a renewal application to the Certifying Authority no later than ninety (90)
10 days prior to the expiration of its current certification. The renewal application
11 shall include updated versions of the documentation required under Subsection C
12 and shall demonstrate continued compliance with all criteria set forth in Section
13 One. A certified organization whose renewal application is pending at the time of
14 expiration shall be deemed provisionally certified and shall remain eligible for
15 priority consideration in City administered funding until the Certifying
16 Authority issues a written determination on the renewal application, provided that
17 the renewal application was timely submitted.

18 **F. Annual Good Standing Certification.** In each year of the certification
19 term that does not require a full renewal application, a certified organization shall
20 submit to the Certifying Authority an annual good standing certification, on a
21 form established by the Certifying Authority, confirming that the organization
22 remains in compliance with the criteria set forth in Section One, that no material

1 changes have occurred with respect to the organization's nonprofit status,
2 service area, board composition, or staffing, and that the organization has no
3 unresolved audit findings, contract defaults, or compliance violations related to
4 City funding. The annual good standing certification shall be submitted no later
5 than ninety (90) days after the close of the organization's fiscal year.

6 **G. Failure to Timely Renew; Decertification Upon Lapse.** A certified organization
7 that fails to submit a renewal application within the time required under
8 Subsection E shall be deemed decertified upon the expiration of its current
9 certification. Upon lapse, the Certifying Authority shall provide written notice to
10 the organization's last known address of record stating that its certification has
11 lapsed, the effective date of decertification, and the steps required to seek
12 reinstatement. A decertified organization shall be ineligible for priority
13 consideration in City administered funding from the date of lapse until the
14 Certifying Authority issues a written determination approving a renewal
15 application. Submission of a renewal application following a lapse shall not
16 restore provisional certification status under Subsection E, and the organization
17 shall remain ineligible for priority consideration in City administered funding
18 during the pendency of the Certifying Authority's review. Upon approval of a
19 renewal application submitted after a lapse, the following shall apply:

20 (i) If the renewal application was submitted within sixty (60) days of the
21 expiration of the lapsed certification, the reinstated certification shall

1 retain the original expiration date, and the remaining term of
2 the original certification period shall be restored; or

3 (ii) If the renewal application was submitted more than sixty (60) days
4 after the expiration of the lapsed certification, a new three (3) year
5 certification period shall commence as of the date of the Certifying
6 Authority's written determination of approval.

7 In no event shall reinstatement under this Subsection render an organization
8 eligible for priority consideration in City administered funding for any period
9 during which its certification was lapsed.

10 **H. Revocation and Suspension.** The Certifying Authority may suspend or revoke a
11 certification upon a finding that a certified organization no longer meets the
12 criteria set forth in Section One, has submitted materially false or misleading
13 information in its certification or renewal application or annual good standing
14 certification, or has failed to timely submit a required annual good standing
15 certification.

16 Prior to suspension or revocation, the Certifying Authority shall provide the
17 certified organization with written notice of the proposed action and the grounds
18 therefore, and shall afford the organization not less than thirty (30) days to
19 respond in writing and to cure any identified deficiency.

20 A revocation or suspension shall be effective upon written notice to the
21 organization following completion of the notice and response period. A
22 suspended organization shall not be eligible for priority consideration in City

1 funding awards during the period of suspension. A revoked organization shall not
2 be eligible for priority consideration in City funding awards until certification is
3 restored.

4 **I. Appeals.** An organization that has been denied certification, denied renewal,
5 suspended, or revoked may appeal the determination to the Certifying Authority,
6 or to such other appellate bodies as the SLDC shall designate, within thirty (30)
7 days of receiving written notice of the adverse determination.

8 The Certifying Authority shall issue a written decision within sixty (60) days of
9 receipt of a complete appeal. The decision of the appellate body shall be final for
10 purposes of administrative review.

11 Filing an appeal shall not stay the effect of a denial, suspension, or revocation
12 pending the appellate body's decision unless the appellate body grants a stay upon
13 a showing of good cause.

14 **J. Public Registry.** The Certifying Authority shall maintain a public registry of all
15 organizations holding current CDC certification under this Ordinance. The
16 registry shall be published on the City's official website and updated within fifteen
17 (15) business days of any certification, renewal, suspension, revocation, or
18 restoration.

19 The registry shall include, at minimum, the certified organization's name,
20 designated core service area, certification date, and certification expiration date.

21 The registry shall also identify organizations whose certification has been
22 suspended or revoked, including the effective date of such action.

1 **K. Transition.** Organizations that are receiving City administered funding as of the
2 effective date of this Ordinance and that would qualify as Community
3 Development Corporations under Section One shall have one hundred eighty
4 (180) days from the effective date to submit an application for certification under
5 this section. Such organizations shall remain eligible for priority consideration
6 in City administered funding during the transition period, provided they submit a
7 certification application within the time period specified herein.

8 **L. Relationship to Program-Specific Requirements.** Certification under this
9 section establishes threshold eligibility only. Nothing in this section limits the
10 authority of the City or any administering department or agency to establish
11 additional eligibility criteria, reporting requirements, performance standards, or
12 capacity thresholds for specific funding programs consistent with Section One,
13 Subsection F of this Ordinance. Certification does not guarantee the award of any
14 grant, loan, contract, or other financial assistance. Departments or agencies
15 administering funding programs designated for community development
16 purposes shall condition eligibility on CDC certification under this section unless
17 otherwise authorized by ordinance.

18 **SECTION THREE. Severability Clause.** The sections of this Ordinance shall be severable. In
19 the event that any section of this Ordinance is found by a court of competent jurisdiction to be
20 invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections
21 of the Ordinance are so essential and inseparably connected with and dependent upon the void
22 section that it cannot be presumed that this Board would have enacted the valid sections without

1 the void ones, or unless the court finds that the valid sections standing alone are incomplete and
2 are incapable of being executed in accordance with the legislative intent.

3 **SECTION FOUR. Emergency Clause.** This being an ordinance for the preservation of public
4 peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of
5 Sections 19 and 20 of Article IV of the Charter, and, therefore, this Ordinance shall become
6 effective immediately upon its passage and approval of the Mayor of the City.

Summary

Board Bill Number 47

Introduced by Alderwoman Sonnier

Date: June 18, 2026

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Tiffany Scattered Sites II Redevelopment Area. The project consists of the renovation of 21 buildings in the Tiffany Neighborhood. The prospective redeveloper is producing 60 affordable units ranging from 1-3 bedrooms, at the cost of \$15.4 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. The financial model concludes that the project supports fifteen (15) years of tax abatement (10 years based on 90% of the assessed value of the incremental improvements and followed by 5 years based on 50% of the assessed value of the incremental improvements).

BOARD BILL NUMBER 47 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An ordinance approving a Redevelopment Plan dated August 26, 2025 (“Plan”) for the Tiffany
2 Scattered Sites II Area ("Area") in the City of St. Louis (“City”) after finding that the Area is
3 blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the
4 "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 15-year
5 tax abatement (10 years based on 90% of the assessed value of the incremental improvements and
6 followed by 5 years based on 50% of the assessed value of the incremental improvements); and
7 pledging cooperation of the Board of Aldermen.

8 **WHEREAS**, the predominance of insanitary or unsafe conditions, deterioration of site
9 improvements, or the existence of conditions which endanger life or property by fire and other
10 causes, or any combination of such factor in the Area, retards the provision of housing
11 accommodations or constitutes an economic or social liability or a menace to the public health,
12 safety, or welfare in its present condition and use, said Area being more fully described in
13 **Attachment "A"**; and

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

17 **WHEREAS**, there is a need for the Land Clearance for Redevelopment Authority of the
18 City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to
19 undertake the development of the above described Area as a land clearance project (“Project”)
20 under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

1 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
2 City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen ("Board"),
3 titled "Blighting Study and Plan for the Tiffany Scattered Sites II Area," dated August 26, 2025
4 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-**
5 **G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

6 **WHEREAS**, under the provisions of the Statute it is required that this Board take such
7 actions as may be required to approve the Plan; and

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

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

14 **WHEREAS**, the Plan has been presented and recommended by LCRA to this Board for
15 review and approval; and

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

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

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

1 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
2 undertaking and carrying out of the Project, including those relating to prohibitions against
3 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,
4 age, sexual orientation, gender identity or expression, religion or disability; and

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

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

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

12 **SECTION ONE.** There exists within the City a blighted area, as defined by Section 99.320 of the
13 Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715
14 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein,
15 known as the Tiffany Scattered Sites II Area.

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

19 **SECTION THREE.** The Area qualifies as a redevelopment area in need of
20 redevelopment under the provision of the Statute, and the Area is blighted as defined in Section
21 99.320 of the Statute.

22 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated August 26, 2025,
23 having been duly reviewed and considered, is hereby approved and incorporated herein by

1 reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan
2 with the Minutes of this meeting.

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

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

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

11 **SECTION EIGHT.** The Plan for the Area provides that the LCRA may not acquire any
12 property in the Area by the exercise of eminent domain.

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

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

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

- 22 (a) Pledges its cooperation in helping to carry out the Plan;

1 (b) Requests the various officials, departments, boards and agencies of the City, which
2 have administrative responsibilities, likewise to cooperate to such end and to execute their
3 respective functions and powers in a manner consistent with the Plan; and

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

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

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

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

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

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

1 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may
2 be amended or supplemented, pertaining to minority-owned and women-owned business
3 participation, workforce development, and prevailing wage compliance, to the extent the
4 provisions of those ordinances apply to the Project

5 (e) To comply with the requirements of Ordinance 60275 of the City;

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

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

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

1 (51) percent ownership. The woman or women must have operational and managerial control,
2 interest in capital and earnings commensurate with their percentage of ownership.

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

5 **SECTION FOURTEEN.** Pursuant to Section 99.715, RSMo, nothing in the Plan shall
6 prevent the City Assessor from increasing or decreasing the assessed value of the any real property
7 or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly
8 filed with the City Assessor.

9 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
10 Revenue in the same manner as regular ad valorem real estate taxes.

11 Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections
12 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax
13 abatement shall not include taxes collected for any Special Business District, Neighborhood
14 Improvement District, Commercial Improvement District, or any other similar local taxing district
15 created in accordance with Missouri law, whether now existing or later created.

16 In lieu of the tax abatement available pursuant to pursuant to Sections 99.700 – 99.715,
17 RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo,
18 as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the
19 City Code, as amended. The terms of the tax abatement available to the applicable real property or
20 portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the
21 Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the
22 year during which an urban redevelopment corporation acquires title to the applicable real property

1 or portion thereof and continue no longer than fifteen (15) years thereafter (the “Chapter 353 Tax
2 Abatement Period”), provided, however, that:

3 PILOTs will be imposed to ensure that the total revenues payable to the affected taxing
4 jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section
5 353.110, RSMo) equals at least:

6 For years one through ten of the Chapter 353 Tax Abatement period, at least:

7 One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-
8 current tax levy rates and the assessed value of the land and improvements included in the
9 applicable real property or portion thereof in the year prior to the urban redevelopment
10 corporation’s acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if
11 the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the “Base
12 Tax Value”); plus

13 ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if
14 there were no tax abatement and Base Tax Value.

15 In years 11 – 15 of the tax abatement period, the Redeveloper shall pay ad valorem real property
16 taxes based on the then-current tax levy and an assessed value determined using 50% of true value.

17 The tax abatement described above shall not apply to any taxes excluded from abatement by law or
18 special assessments. The tax abatement shall also not serve to reduce or eliminate any other
19 licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real
20 property or portion thereof, except as expressly described above.

21 All payments in lieu of taxes shall be a lien upon the real property and, when paid to the
22 Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax
23 relief and payment in lieu of taxes provisions, during up to said fifteen (15) year period, shall inure

1 to the benefit of all successors in interest in the property of the urban redevelopment corporation,
2 so long as such successors shall continue to use such property as provided in this Plan and in any
3 Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after
4 any urban redevelopment corporation shall have acquired title to the property.

5 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
6 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was
7 first approved. Modifications which will substantially change the Plan include, but are not
8 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,
9 or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule)
10 by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be
11 amended.

12 **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event that
13 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
14 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the
15 Ordinance are so essential and inseparably connected with and dependent upon the void section
16 that it cannot be presumed that this Board would have enacted the valid sections without the void
17 ones, or unless the court finds that the valid sections standing alone are incomplete and are
18 incapable of being executed in accordance with the legislative intent.



ST. LOUIS DEVELOPMENT CORPORATION

June 15, 2026

Alderwoman Sonnier
Board of Aldermen
1200 Market St.
City Hall - Room 230
St. Louis, MO 63103

Re: Tiffany Scattered Sites II Redevelopment Area (2481)

Dear Alderwoman Sonnier:

A Blighting Study and Plan for the Tiffany Scattered Sites II Redevelopment Area was approved by the LCRA Board on August 26, 2025. Attached you will find a draft of the Board Bill declaring the Area blighted and approving a Blighting Study and Plan for the Area.

The attached Bill provides for a Redevelopment Plan under Chapter 99 for the Tiffany Scattered Sites II Redevelopment Area. This area encompasses a total of 2.32 acres in the Tiffany neighborhood of the City of St. Louis. The purpose of this project is to facilitate the development of the Area into prospective residential use. The Plan allows up to fifteen (15) years of tax abatement (10 years based on 90% of the assessed value of the incremental improvements followed by 5 years based on 50% of the assessed value of the incremental improvements) and no use of eminent domain. It is our recommendation that the bill be assigned to the HUDZ Committee. Please review and inform the Clerk, if it is acceptable to you to introduce this bill on Thursday, June 18, 2026.

Sincerely,

A handwritten signature in blue ink, appearing to read "Zachary J. Wilson".

Zachary J. Wilson
VP Economic Development Incentives

DEVELOPMENT PROPOSAL REPORT

Tiffany Scattered Sites II (Tiffany
Place)



ST. LOUIS DEVELOPMENT CORPORATION

DEVELOPMENT PROPOSAL REPORT

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PROJECT SUMMARY

**21 Parcels in Tiffany
Neighborhood**

Ward 7

Total Costs

\$15.4M

Real Estate Program

60 Affordable Units

This development is a rehabilitation project investing \$15.4 million in 60 affordable units in the Tiffany neighborhood. These 21 scattered parcels are clustered in the 3600 and 3800 blocks of Folsom, Blaine, and McRee avenues in the centrally-located Tiffany neighborhood.

These sites have been identified for rehabilitation due to issues such as outdated infrastructure, inadequate sanitation, or potential hazards. By addressing these priority moves, Tiffany aims to ensure a safer living environment, enhance resident well-being, and improve overall community health.

Each home will be rehabilitated with TPO roofs, Energy Star windows, replacement of HVAC units, electric heat pumps, energy star light fixtures, kitchen cabinets and countertops, Energy Star refrigerators, and some units will also have ADA Accessible showers.



INCENTIVE INFORMATION

Parcel – Incentives Received

There is no indication that any of the properties in the development received tax incentives in SLDC records dating back to 1997.

Developer – Incentives Received

The City of St. Louis granted Efficacy Consulting and Development Group, LLC tax abatement for the Finney Place and the Village at Delmar Place developments.

APPLICANT INFORMATION

Tiffany Developers, LLC

Past Development Experience

A partnership between two experienced affordable housing developers and a seasoned community-based organization.

Development Partners

Efficacy Consulting and Development, LLC was established in 2007 and focuses on providing quality, affordable housing in urban and rural communities.

TAG Development, LLC, or The Acquisition Group, is a group of companies dedicated to acquiring and repositioning distressed real estate for the purpose of revitalizing neighborhoods while addressing the need for affordable and workforce housing.

Communities First STL was founded in 2012 by three women who have spent their lifetimes promoting social justice and equity, and who believed they could positively impact conditions, particularly within black and brown communities. The organization's focus areas include literacy, youth and young adult services, and special events.

APPLICANT INFORMATION (CONT.)

Tiffany Developers, LLC

Past Development Experience

A partnership between two experienced affordable housing developers and a seasoned community-based organization.

Key Personnel

Yaphett El-Amin, the President of Efficacy Consulting and Development, LLC has more than twenty years of experience providing community diversity, equity and inclusion services. Ms. El-Amin has expanded her focus to further stabilize communities through affordable housing development and increasing the number of minority developers and businesses in Missouri.

Tarold Davis is the President and founder of The Acquisition Group (TAG), a real estate development and investment company located in Kansas City, Missouri. Mr. Davis began his career as a construction project manager. He founded TAG based on creating social and economic impact in communities through the provision of affordable housing.

Maggie Hourd-Bryan is the Executive Director of Communities First STL, with a mission to facilitate pathways out of poverty and advocate for equity and justice. The organization partners with other agencies to provide services to families and youth in need.

APPLICANT INFORMATION

Tax Accountability in Development Act (TADA) Clearance

For all projects, developers are required to provide necessary information to Collector of Revenue to verify evidence that they are current on property taxes for all of their properties located in the City of St. Louis, whether wholly or partially owned by them or a corporate entity of which they hold an ownership interest of at least twenty percent (20%); any earnings taxes; and City of St. Louis water and refuse bills. Before entering into a development agreement, the developer must file an Affidavit of Confirmation for Taxes Paid. Developers must stay up to date in paying taxes and water/refuse bills or they will be at risk of defaulting on the incentive.

The developer passed TADA clearance on February 10, 2026. Copies of the form are available upon request.

APPLICANT INFORMATION

Recently Completed Projects

Village at Delmar Place (Efficacy Consulting and Development, LLC)

The Village at Delmar Place is the site of exciting infill housing in the West End neighborhood. A combination of three and four bedroom affordable rent-to-own townhomes, combined with two and three bedroom rental flats, the development creates a social and economic mix that enriches this older neighborhood. A central community building provides programming for the residents and a centralized location for community gatherings.



Finney Place (Efficacy Consulting and Development, LLC)

Finney Place is a new, affordable housing community, completed in 2020 in the Vandeventer Neighborhood of St. Louis. The community's 40 single family homes include 26 three-bedroom homes, 13 four-bedroom homes and one shared community house with an apartment on the second floor. All homes were crafted with high efficiency HVAC systems and Energy Star fixtures and appliances. The project's total construction cost was \$8.4 million.



Scott Manor (Efficacy Consulting and Development, LLC)

Scott Manor is North County's finest newer mixed use, affordable senior independent living community at 2131 Chambers & New Halls Ferry Roads. Essential to the North County area, this three-story, 42-unit, 2 bedroom/1 bath development serves residents ages 55 and up. Ample community space is utilized for resident activities, services, and group meetings. There are two commercial spaces with slightly under 2,000 square feet available to lease.



TAX ABATEMENT PROCESS OVERVIEW

The application for tax abatement for Tiffany Scattered Sites II (Tiffany Place) was submitted to SLDC on March 9, 2025 by Efficacy Consulting and Development, LLC. The project was presented to the LCRA board on August 26, 2025 and the Redevelopment Plan and Blighting Study were approved. It will be submitted to the Board of Aldermen with an associated board bill.

If the Board Bill is approved, tax abatement for the area included in the plan is authorized, but there are several more steps remaining before tax abatement is activated. The LCRA must advertise for developers for the area, and a redeveloper then must submit a proposal to redevelop all or a portion of the area. The LCRA must then designate a developer for the area and authorize entering into a redevelopment agreement with that redeveloper.

During construction/rehab, the redeveloper will have to follow all MWBE, workforce, prevailing wage guidelines and obligations within the redevelopment agreement. These requirements are monitored by the MWBE office at SLDC.

Once construction is completed to the standards that were proposed in the redevelopment agreement and the MWBE department has notified the Incentive department the developer has met the requirements, the department notifies the assessor to activate the abatement.



COMMUNITY BENEFITS SCORECARD

Tiffany Scattered Sites II (Tiffany Place) is an affordable housing redevelopment in the Tiffany neighborhood. The project includes the rehabilitation of 60 affordable housing units in a sought-after neighborhood. Additionally, several of the units are 3-,4-, or 5-bedrooms, a rarity for affordable housing units and critical to keeping and attracting families to the City.

80	Score	Period 1		Period 2	
		Maximum Abatement Term	Maximum Abatement Level	Maximum Abatement Term	Maximum Abatement Level
	less than 30	0 years	0%		
Tier 1	30 - 39	10 years	80%		
Tier 2	40 - 49	10 years	90%	10 years	50%
Tier 3	50 or more	10 years	90%	15 years	50%

PRIORITY AREA	MAX POSSIBLE POINTS	POINTS EARNED
Affordable Housing	50	40
Geography	30	20
Transit Access	9	9
Historic Preservation	5	5
Capital Investment	7	4
Outside Funding	2	2
Existing Vacant Building Renovation	5	
Commercial Corridors	7	
Community Benefits Contribution	5	
Public Infrastructure Improvements	10	
Environmental Remediation	5	
Utilization of LRA Properties	5	
Alignment with Neighborhood Plans	5	
TOTAL		80

Tier 3 – Eligible for up to 25 years (10 years at 90%; 15 years at 50%)

- 100% of units affordable at 60% AMI **(40 points)**
- Located within EJI-2 area **(20 points)**
- Within ¼ mile of a Grand/70 bus stop **(9 points)**
- Historic Preservation **(5 points)**
- Total capital investment of \$15,404,094 **(4 points)**
- Will be using Federal LIHTC **(2 points)**

RECOMMENDATION

SLDC STAFF

Based on the proposed real estate program and community benefits, SLDC staff is recommending 10 years of 90% abatement followed by 5 years of 50% abatement of new incremental property taxes generated as a result of the project. This is the maximum abatement recommended by staff; the Board of Aldermen may approve a lesser amount.

Year 1 – 10
90% abatement

Year 11 – 15
50% abatement

LCRA/PIEA/EEZ

The project was presented to the LCRA board during the August 26, 2025 meeting with the staff recommendation for tax abatement approved via resolution 25-LCRA-10945.

Year 1 – 10
90% abatement

Year 11 – 15
50% abatement

ST. LOUIS PUBLIC SCHOOLS

SLDC is required to contact St. Louis Public Schools (SLPS) to inform them about projects with costs in excess of \$1 million and note whether SLPS has taken a position supporting or opposing the development.

The packet was sent to SLPS on October 16, 2025. SLPS sent a letter stating the organization's support for the project.

LABOR NOTIFICATION

For projects over \$1 million, SLDC must notify St. Louis Labor Council, the Missouri AFL-CIO, MOKAN, NAACP, AABCA (African-American Business and Contractors Associations), CBTU (Coalition of Black Trade Unionists) and any other labor union or organization that notifies SLDC of their interest. SEIU Local 1 has also requested to be notified of development applications.

Documentation of any valid collective bargaining agreements or any other contracts under 29 U.S.C. Section 185 between the developer and any labor union(s) or organization(s) seeking to represent workers to be employed by the applicant are attached to the Development Proposal Report.

The packet was sent to labor organizations on October 16, 2025. None of the labor organizations have submitted comments in regard to the development project.

ECONOMIC ANALYSIS

Annual Property Tax Revenue

Base: \$32,332

Avg. During Abatement: \$35,279

Est. After Abatement: \$47,735

Incentives Proposed

Real Property Tax Abatement

Est. Abatement Value

Nominal: \$69,817

NPV @ 6%: \$52,325

% of Project Costs: 0.3%

Developer Return Analysis

With Incentive: 6.4%

Without Incentive: 6.2%

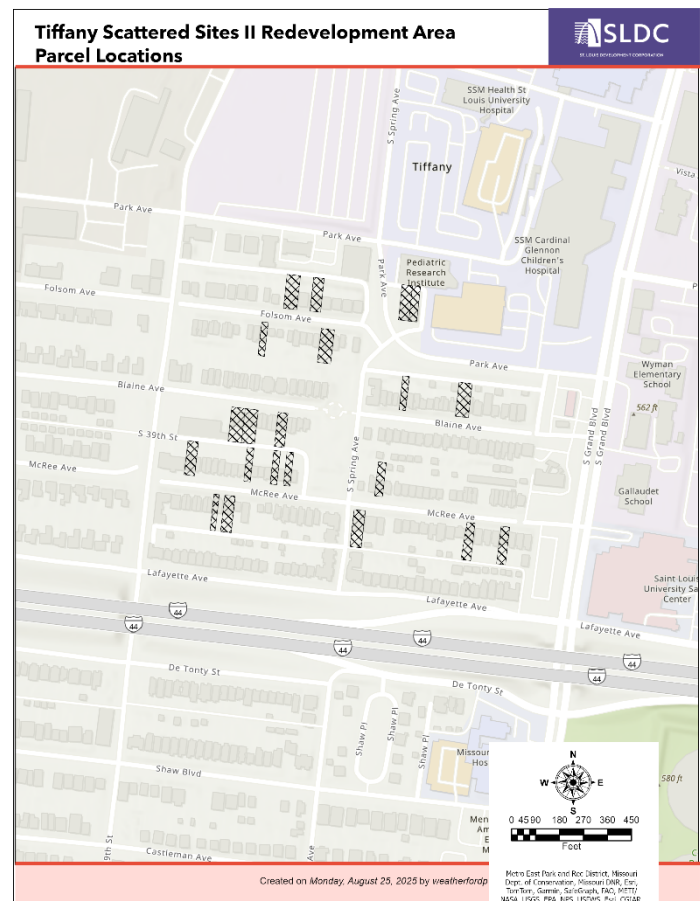
RERC Median: 8.0%

M/WBE Impacts

Total Hard Costs: \$7,586,850

Minority Owned (24%): \$1,821,000

Women Owned (11%): \$835,000



ECONOMIC ANALYSIS

Sources and Uses Summary		
Project Financing	<i>Amount</i>	<i>%</i>
LIHTC Equity	\$ 11,534,140	74.9%
HUD Assumed Loan	\$ 2,333,083	15.1%
Construction Period Income	\$ 95,405	0.6%
Private Debt: CBKC Perm Loan	\$ 1,150,000	7.5%
Developer/Investor Equity:	\$ 110	0.001%
2024&2025 Adjuster Fed	\$ 9,549	0.1%
Deferred Developer Fee:	\$ 281,807	1.8%
Total Project Sources (Permanent):	\$15,404,094	100%
Uses of Funds	<i>Amount</i>	<i>%</i>
Acquisition:	\$ 3,860,239	25%
Hard Costs (Construction):	\$ 7,586,850	49%
Soft Costs:	\$ 1,629,700	11%
Financing Costs:	\$ 978,807	6%
Reserves:	\$ 348,498	2%
Developer Fee:	\$ 1,000,000	6%
Total Project Sources (Permanent):	\$ 15,404,094	100%

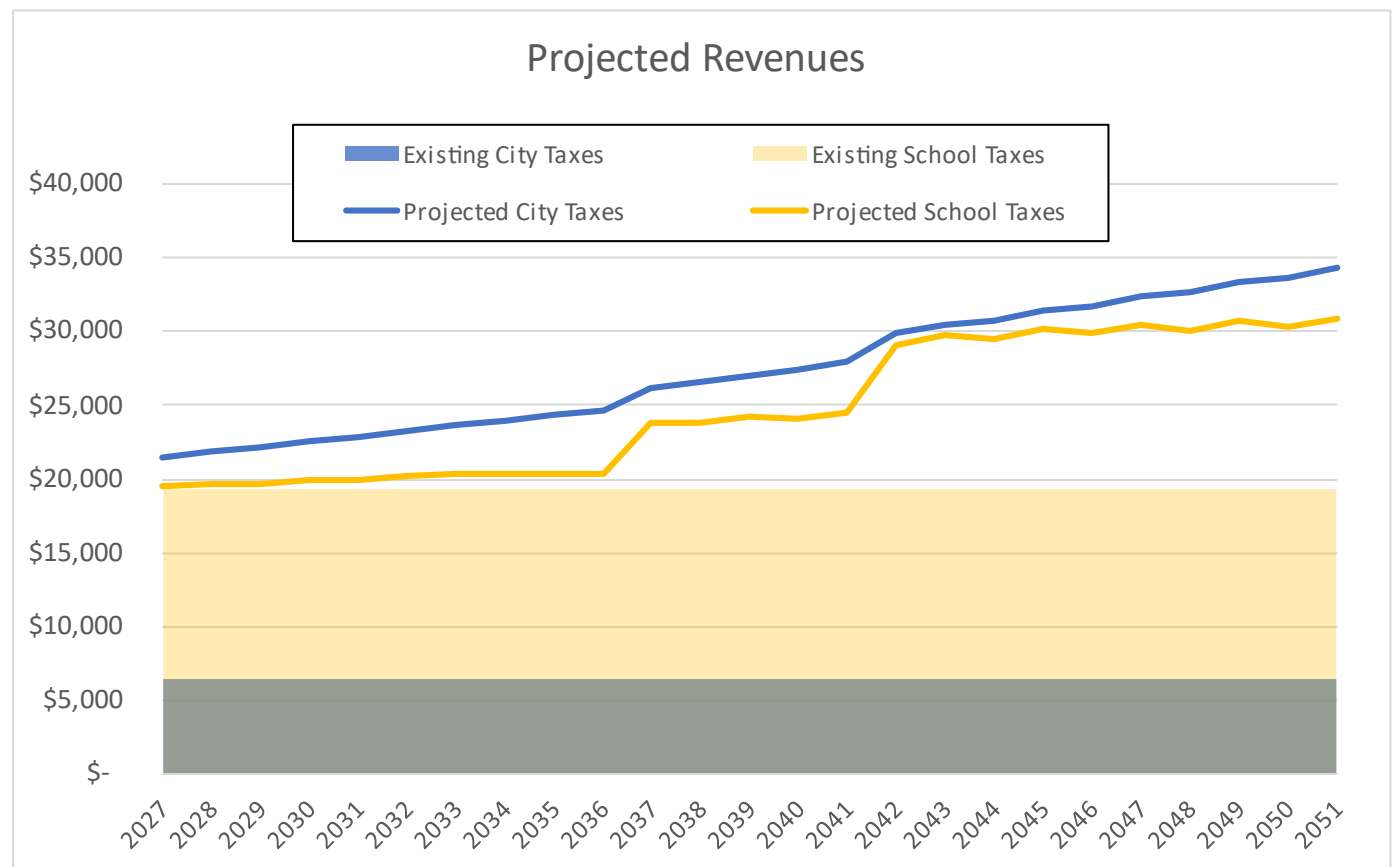
ECONOMIC ANALYSIS

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 235,460	\$ 374,218	\$ 531,031
Baseline Revenue (If No Project)	\$ 64,359	\$ 96,539	\$ 128,719
New Revenue to City	\$ 171,100	\$ 277,679	\$ 402,312

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School District	\$ 204,763	\$ 330,465	\$ 480,082
Baseline Revenue (If No Project)	\$ 192,970	\$ 289,455	\$ 385,940
New Revenue to School District	\$ 11,793	\$ 41,010	\$ 94,142

Revenue Impacts for Other Taxing District	10-Year	15-Year	20-Year
Net Revenue to Other Taxing Districts	\$ 69,088	\$ 111,500	\$ 161,981
Baseline Revenue (If No Project)	\$ 65,109	\$ 97,663	\$ 130,217
New Revenue to School District	\$ 3,979	\$ 13,837	\$ 31,764



LETTERS OF SUPPORT (OVER \$10M)

Community Support

The proposed renovation of the building has received letters of support from several local organizations and officials, including:

- State Representative LaKeySha Bosley, District 79
- St. Louis Midtown Redevelopment Corporation
- Tiffany Community Association
- St. Louis Public Schools (SLPS)

The project also received a letter of support from Alisha Sonnier, Alderwoman of the 7th Ward. Copies of each letter are available upon request.

SLDC CONTACT

SLDC Staff

Preparer's Name: Zachary Wilson

Phone Number: 314-657-3773

Email Address: wilsonz@stlouis-mo.gov

STATEMENT REGARDING PERSONAL OR PRIVATE INTEREST

I, ZACHARY WILSON, state:

In conjunction with my service on behalf of St. Louis Development Corporation, I hereby certify that, to the best of my knowledge, information and belief, at no time during the process, neither I nor anyone within the Fourth Degree of Consanguinity of myself, whether singularly or collectively:

a) have any ownership interest, directly or indirectly, in the business entity under consideration, or

b) serve as an officer, director, or employee of the business entity under consideration; or

c) have received any salary, gratuity or other compensation or remuneration during the three years prior to the date of my preparation of the Development Proposal Report or expect to receive any salary, gratuity or other compensation or remuneration from the person or entity under consideration for selection or any person or entity directly or indirectly affiliated with the person or business entity under consideration, except as fully disclosed and detailed in Exhibit A, attached and included by reference herein.

Dated as of 3/14/2024

Z/W ZACHARY WILSON

Board Bill Number 47
Introduced by Alderwoman Aisha Sonnier

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE

TIFFANY SCATTERED SITES II
Redevelopment Area

PROJECT # 2481

August 26, 2025

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

MAYOR CARA SPENCER

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR THE TIFFANY
SCATTERED SITES II REDEVELOPMENT AREA**

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"H"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"I"	BLIGHTING REPORT
"J"	SUSTAINABILITY REPORT

A. EXISTING CONDITIONS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Tiffany Place Scattered Sites II Redevelopment Area (“Area”) is a non-contiguous scattered site project located in the Tiffany neighborhood. The twenty-one (21) parcels within the Area are located along Blaine Avenue, Folsom Avenue, and McRee Avenue.

The property and legal descriptions for each parcel within the Area are described in Exhibit A. The boundaries of the Area are delineated in Exhibits B.

2. GENERAL CONDITIONS OF THE AREA

The Area generally consists of vacant or deteriorating multi-family residential buildings.

3. PRESENT LAND USE OF THE AREA

The Area is currently developed with multi-family residential buildings, some of which are currently occupied.

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are developed primarily with residential and neighborhood oriented commercial uses. Of note, the SSM Health Cardinal Glennon Children’s Hospital is directly northeast of the Area. The scattered sites of the Area are roughly bound by S. 39th Street to the west, Park Avenue to the North, Grand Boulevard to the east, and Lafayette Avenue/I-44 to the south.

The Area is in Census Tract 1273 which, according to the 2020 census, has a population density of 7.05 people per acre and an occupied housing unit density of 2.75 per acre.

The existing land uses in the Area are shown in Exhibit C.

5. CURRENT ZONING

The parcels in the Area are zoned either “C” – Multiple-Family Dwelling District or “D” – Multiple-Family Dwelling District pursuant to the Zoning Code of the Revised Code of the City of St. Louis, which is incorporated into this Blighting Study and Redevelopment Plan (“Plan”) by reference. The existing zoning designations in the Area are shown on the map in Exhibit F.

6. FINDING OF BLIGHT

Several of the parcels within the Area are unoccupied largely due to unsafe and unsanitary living conditions resulting from deferred maintenance. The physical conditions of the parcels within the Area are outlined in Exhibit I. The existence of

deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of the properties in the Area have been determined to be blighted within the meaning of §99.300 et seq. RSMo (the Land Clearance for Redevelopment Authority Law) and as defined in §353.020 of the Revised Statute (2016) as evidenced by the Blighting Report attached hereto, labeled Exhibit I and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. REDEVELOPMENT OBJECTIVES

The primary objectives of the Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into quality affordable housing units. This Plan also serves to further the goals of the *Strategic Land Use Plan of the St. Louis Comprehensive Plan (2025)* and the *City of St. Louis Sustainability Plan (2013)*.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in the zones designated “C” – Multiple-Family Dwelling District and “D” – Multiple-Family Dwelling District pursuant to the Zoning Code of the Revised Code of the City of St. Louis.

Redeveloper(s) designated by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall be permitted to use the property within the Area for only to above proposed uses.

The proposed uses for the Area are outlined in Exhibit D.

3. PROPOSED ZONING

The proposed zoning for the Area may remain “C” – Multiple-Family Dwelling District and “D” – Multiple-Family Dwelling District pursuant to the Zoning Code of the Revised Code of Ordinances of the City of St. Louis. The proposed zoning for the Area can be seen in Exhibit G.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land use, zoning, public facilities, and utility plans are appropriate and consistent with local objectives as defined by *Strategic Land Use Plan of the St. Louis Comprehensive Plan*. Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other requirements, adequate provisions for traffic, parking, safety from fire, light, air, and sound design and arrangement.

5. PROPOSED EMPLOYMENT FOR THIS AREA

There are no additional jobs expected to be created in this Area resulting from the proposed redevelopment.

6. CIRCULATION

The Project Area – Proposed Land Use Map (Exhibit C) indicates the proposed circulation of vehicles in the Area. The layouts, levels, and grades of public rights-of-way remain unchanged.

Any proposed change to the public rights-of-way in the Area shall be as approved by the Director of the City of St. Louis Street Department. Any vacation of rights-of-way are subject to approval of the City of St. Louis Board of Alderman by way of City ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state, and local laws, ordinances, regulations, and codes, including but not limited to, the Building Code of the Revised Codes of the City of St. Louis, the Zoning Code of the Revised Codes of the City of St. Louis, and the rules, regulations, policies, and stipulations of the Planning and Urban Design Agency (“PDA”) of the City of St. Louis.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (“Agreement”), if any, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise. Failure to meet these requirements may result in the suspension of tax abatement and/or the payment of the value of the abated taxes to the City of St. Louis.

Construction techniques, materials, fixtures and finishes, and any other item related to the rehabilitation or construction of structures within the Area shall be done in a manner that maximizes the energy efficiency of the structures and enhances the overall sustainability of the redevelopment.

8. URBAN DESIGN

a. Urban Design Objectives

The property in the Area shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. Urban Design Regulations

b.i.) Rehabilitation:

Any rehabilitation of existing structures shall respect the original exterior of the structures in the Area in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design. Materials chosen shall be of high quality and increase the energy efficiency of each structure.

b.ii.) New Construction:

Any new construction or alterations shall be positioned on the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.

b.iii.) New Exterior Materials:

Any new materials on facades of structures in the Area visible from the street shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as “Permastone” is not permitted. A submission of all building materials shall be required prior to building permit approval.

b.iv.) Architectural Details:

All architectural details, appurtenances, or fenestration on existing structures in the Area shall be maintained in a similar size, detail, and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted.

b.v.) Roof Shape:

When one roof shape is present in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

c. Landscaping and Sidewalk Maintenance

A landscape plan containing the names, number, and location of all trees, shrubs, forbs, and grasses shall be required prior to issuance of an occupancy permit. A minimum of 50% of all plantings shall be Missouri native plants; no invasive, noxious, or nuisance plants, as defined by the Missouri Department of Conservation, shall be permitted. Perimeter street trees shall be of a type from a list maintained by the City of St. Louis Forestry Division and be of a minimum caliper of 2-1/2 inches. Street trees shall be planted in accordance with the street tree placement guidelines of the City of St. Louis Forestry Division. All lots shall have a minimum of two trees, inclusive of any street trees. Existing, healthy trees shall be retained wherever possible. Sidewalks shall be repaired or replaced, including any necessary upgrades to make existing sidewalks ADA compliant.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code regulations of the Revised Code of the City of St. Louis, including rules, policies and requirements of PDA.

10. SIGN REGULATIONS

All signs shall be as allowed in the Zoning Code of the Revised Code of the City of St. Louis.

11. BUILDING, CONDITIONAL USE, AND SIGN PERMITS

No building permit, conditional use permit, or sign permit shall be issued by the City of St. Louis without the prior written recommendations of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities, or other public facility shall be required. Additional or repaired water, sewage, or other public utilities may be required. The cost of such utility improvements shall be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and other improvements which may further the objectives of this Plan.

C. PROPOSED SCHEDULE OF REDEVELOPMENT

A building permit shall be submitted for approval within twelve (12) months of the execution of the Agreement. Substantial completion of the redevelopment shall occur within twenty-four (24) months of the approval of the Plan by City of St. Louis ordinance.

The LCRA may alter the above schedule in accordance with its policy governing time extensions.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

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

All costs associated with the redevelopment of the Area shall be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Project Area – Site Map, Exhibit B attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair market value, taking into account and giving consideration to those factors enumerated in §99.450, RSMo, as amended, for uses in accordance with this plan.

4. RELOCATION ASSISTANCE

All eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state, and local laws, ordinances, regulations, and policies.

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) years of real estate tax abatement pursuant to §99.700-§99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of tax abatement available pursuant to §99.700-§99.715, RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the Revised Ordinances of the City of St. Louis, as amended. The terms of the tax abatement available to the applicable real property or portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the Redeveloper(s). The Redevelopment Agreement shall provide that tax abatement shall begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof and continue no longer than fifteen (15) years thereafter (the "Chapter 353 Tax Abatement Period"), provided, however, that:

- Payments in lieu of taxes (PILOTs) or taxes will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in §353.110, RSMo) equals at least:
 - For years one (1) through ten (10) of the Chapter 353 Tax Abatement Period, at least:
 - One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-current tax levy rates and the assessed value of the land and improvements included in the applicable real property or portion thereof in the year prior to the urban redevelopment corporation's acquisition thereof (subject to adjustment pursuant to §353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the "Base Tax Value"); plus
 - At least ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no tax abatement and Base Tax Value.
 - For years eleven (11) through fifteen (15) of the Chapter 353 Tax Abatement period, the Redeveloper(s) shall pay ad valorem real property taxes based on the then-current tax levy and an assessed value determined using 50% of true value.
- Pursuant to §71.801, RSMo, all calculations of PILOTs and abated taxes shall exclude any ad valorem real property tax imposed by a Special Business District

All PILOTs shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and PILOT provisions, during up to said fifteen (15) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after any urban redevelopment corporation shall have acquired title to the property.

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to §99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability in the lease, sale, or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability in the construction and operation of any Project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the Project, including enforcement, contracting, operating, and purchasing.

3. LAWS AND REGULATIONS

Redeveloper(s) shall comply with all applicable federal, state, and local laws, ordinances, executive orders, and regulations regarding nondiscrimination, affirmative action, workforce development, and prevailing wage compliance, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit E, attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporate in an Agreement between the LCRA and Redeveloper(s), which Agreement shall be recorded in the office of the

Recorder of Deeds. The provision of G.1 and G.3 shall be covenants running with the land, without limitation as to time, and the provisions of G.2 shall be for the duration of this Plan and any extension thereof.

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

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not limited to, modifications on the use of eminent domain, to the length of the tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified by LCRA (e.g. urban design regulations, development schedule) in accordance with its July 24, 2018 policy governing time execution, as may be amended.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G.4 of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.

LEGAL DESCRIPTION

1. 3645 BLAINE AVENUE

PARCEL # 2124-9-320.000
C.B. 2124 BLAINE AVE,
50 FT X 128 FT
DUNDEE PL ADDITION
LOT 8

Lot 8 of DUNDEE PLACE and in Block 2124 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the North line of Blaine Avenue, 60.00 feet wide, at its intersection with the West line of said Lot 8; thence Northwardly along the West line of said Lot 8 a distance of 128.00 feet to a point in the South line of an alley 15.00 feet wide; thence Eastwardly along the South line of said alley a distance of 50.00 feet to a point, said point being at the intersection of the East line of said Lot 8; thence Southwardly along the East line of said Lot 8 a distance of 128.00 feet to a point in the North line of said Blaine Avenue; thence Westwardly along the North line of said Blaine Avenue a distance of 50.00 feet to the point of beginning.

2. 3671 BLAINE AVENUE

PARCEL # 2124-9-390.000
C.B. 2124 BLAINE AVE,
25 FT X 128 FT
DUNDEE PL ADDITION
LOT E-3

The Eastern ½ of Lot 3 of DUNDEE PLACE and in Block 2124 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the North line of Blaine Avenue, 60.00 feet wide, at its intersection with the East line of said Lot 3, thence Northwardly along the East line of said Lot 3 a distance of 128.00 feet to a point in the South line of an alley 15.00 feet wide; thence Westwardly along the South line of said alley a distance of 25.00 feet to a point; thence Southwardly along a line parallel with the East line of said Lot 3 a distance of 128.00 feet to a point in the North line of said Blaine Avenue; thence Eastwardly along the North line of said Blaine Avenue a distance of 25.00 feet to the point of beginning.

3. 3824 BLAINE AVENUE

PARCEL # 2126-9-070.000
C.B. 2126 BLAINE AVE
37 FT 65 IN X 128 FT
DUNDEE PL ADDITION
LOT W-19 E-20

The West 12.50 feet of Lot 19 and the East 25.00 feet of Lot 20 of DUNDEE PLACE, and in Block 2126 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the South line of Blaine Avenue, 60.00 feet wide, at its intersection with the East line of said Lot 19; thence Westwardly along the South line of said Blaine Avenue a distance of 37.50 feet to the True Point of Beginning; thence continuing Westwardly along the South line of said Blaine Avenue a distance of 37.50 feet to a point; thence Southwardly along a line parallel with the East line of said Lot 19 a distance of 128.00 feet to a point in the North line of an alley 15.00 feet wide; thence Eastwardly along the North line of said alley a distance of 37.50 feet to a point; thence Northwardly along a parallel with the East line of said Lot 19 a distance of 128.00 feet to the True Point of Beginning.

4. 3836 BLAINE AVENUE

PARCEL # 2126-9-030.000
C.B. 2126 BLAINE AVE
50 FT X 128FT
DUNDEE PL ADDITION
LOT 22

Lot 22 of DUNDEE PLACE and in Block 2126 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the South line of Blaine Avenue 60.00 feet wide at its intersection with the East line of said Lot 22; thence Southwardly along the East line of said Lot 22 a distance of 128.00 feet to the North line of an alley 15.00 feet wide; thence Westwardly along said North line of the alley a distance of 50.00 feet to the West line of said Lot 22; thence Northwardly along said West line of Lot 22 a distance of 128.00 feet to the South line of Blaine Avenue' thence Eastwardly along the South line of Blaine Avenue a distance of 50.00 feet to the true point of beginning.

5. 3842 BLAINE AVENUE

PARCEL # 2126-9-020.000
C.B. 2126 BLAINE AVE
50 FT X 128 FT
DUNDEE PL ADDN
LOT 23

Lot 23 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the South line of Blaine Avenue (60.00 feet wide) at its intersection with the East line of said Lot 23, thence Southwardly along the East line of said Lot 23 a distance of 128.00 feet to the North line of an alley (15.00 feet wide), thence Westwardly along the North line of said alley a distance of 50.00 feet to a point on the West line of said Lot 23, thence Northwardly along the West line of said Lot 23 a distance of 128.00 feet to the South line of

Blaine Avenue, thence Eastwardly along the South line of Blaine Avenue a distance of 50.00 feet to the point of beginning.

6. 3671 FOLSOM AVENUE

PARCEL # 2125-9-350.000
C.B. FOLSOM AVE
40 FT X 158 FT
DUNDEE PL ADDITION
LOT E-3 W-4 & PT OF VAC ALLEY

Parts of Lots 3 and 4 of DUNDEE PLACE in City Block 2125 of The City of St. Louis and described as follows:

Beginning at a point in the North line of Folsom Avenue (60.00 feet wide) distance 10 feet East of the West line of said Lot 4, thence Northwardly and parallel to the West line of said Lot 4 a distance of 128.00 feet to the South line of an alley 15.00 feet wide, thence Westwardly along the South line of said alley a distance of 40.00 feet, thence Southwardly and parallel thence Eastwardly along the North line of Folsom Avenue a distance of 40.00 feet to the point of beginning. Together with the South 7.5 feet of former East and West alley, 15 feet wide, adjoining said parcel on the North and the North 30 feet of former Folsom Avenue (60 feet wide) adjoining said parcel on the South, as vacated by Ordinance No. 64024, a copy of which is recorded in Book 1359M, Page 1518 of the St. Louis City Records.

7. 3675 FOLSOM AVENUE

PARCEL # 2125-9-360.000
C.B. 2125 PARK AVE
40 FT X 158 FT
DUNDEE PL ADDITION
LOT E-2 W-3 & PT OF VAC ALLEY

Part of Lots 2 and 3 of DUNDEE PLACE in Block 2125 of The City of St. Louis, and described as follows:

Beginning at a point in the North line of Folsom Avenue (60.00 feet wide) distance 20.00 feet West of the East line of said Lot 2, thence Northwardly and parallel to the East line of said Lot 2, a distance of 128.00 feet to the South line of an alley (15.00 feet wide), thence Eastwardly along said alley line a distance of 40.00 feet to a point being 20.00 feet East of the West line of said Lot 3, thence Southwardly and parallel to the West line of said Lot 3, a distance of 128.00 feet to the North line of Folsom Avenue, thence Westwardly along the North line of Folsom Avenue a distance of 40.00 feet to the point of beginning. Together with the South 7.5 feet of former East and West alley, 15 feet wide, adjoining said parcel on the North and the North 30 feet of former Folsom Avenue (60 feet wide) adjoining said parcel on the South, as vacated by Ordinance No. 64024, a copy of which is recorded in Book 1359M, Page 1518 of the St. Louis City Records.

8. 3810 FOLSOM AVENUE

PARCEL # 4956-9-200.000
C.B. 4956 FOLSOM AVE
50 FT X 128 FT
DUNDEE PL ADDITION
LOT 17

Lot 17 of DUNDEE and in Block 4956 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the South line of Folsom Avenue (60.00 feet wide) at its intersection with the West line of said Lot 17, thence Southwardly along the West line of said Lot 17 a distance of 128.00 feet to the North line of an alley (15 feet wide), thence Eastwardly along said North line a distance of 50.00 feet to a point on the East line of said Lot 17, thence Northwardly along the East line of said Lot 17 a distance of 128.00 feet to the South line of Folsom Avenue, thence Westwardly along the South line of Folsom Avenue, a distance of 50.00 feet to the point of beginning.

9. 3817 FOLSOM AVENUE

PARCEL # 4957-9-130.000
C.B. 4957 FOLSOM AVE
40 FT X 128 FT
DUNDEE PL ADDITION
LOT W-11

The Western 40.00 feet of Lot 11 in DUNDEE PLACE in Block 4957 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of Folsom Avenue (60.00 feet wide) at its intersection with the West line of said Lot 11, thence Northwardly along the West line of said Lot 11 a distance of 128.00 feet to the South line of an alley, thence Eastwardly along said South line a distance of 40.00 feet to a point, thence Southwardly and parallel to the West line of Lot 11 a distance of 128.00 feet to the North line of Folsom Avenue, thence Westwardly along the North line of Folsom Avenue a distance of 40.00 feet to the point of beginning.

10. 3827 FOLSOM AVENUE

PARCEL # 4957-9-150.000
C.B. 4957 FOLSOM AVE
50 FT X 128 FT
DUNDEE PL ADDITION
LOT 9

Lot 9 of DUNDEE PLACE in Block 4957 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point on the North line of Folsom Avenue (60.00 feet wide) at its intersection with the West line of said Lot 9, thence Northwardly along said West line a distance of 128.00

feet to the South line of an alley (15.00 feet wide), thence Eastwardly along the South line of said alley a distance of 50.00 feet to the East line of said lot 9, thence Southwardly along the East line of said Lot 9 a distance of 128.00 feet to the North line of Folsom Avenue, thence Westwardly along the North line of Folsom Avenue a distance of 50.00 feet to the point of beginning.

11. 3836 FOLSOM AVENUE

PARCEL # 4956-9-120.000
C.B. 4956 FOLSOM AVE
25 FT X 128 FT
DUNDEE PL ADDITION
LOT E-22

The East ½ lot of Lot 22 DUNDEE PLACE in Block 4956 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the South line of Folsom Avenue (60.00 feet wide) at its intersection with the East line of said Lot 22; thence Southwardly along said East line a distance of 128.00 feet to the North line of a 15.00 foot wide alley; thence Westwardly along said alley line a distance of 25.00 feet to a point; thence Northwardly and parallel to the East line of said Lot 22, a distance of 128.00 feet to the South line of Folsom Avenue; thence Eastwardly along said South line a distance of 25.00 feet to the point of beginning.

12. 3624 MCREE AVENUE

PARCEL # 2122-9-085.000
C.B. 2122-N MCREE AVE
32 FT X 143 FT 2 IN
SHAW LAFAYETTE ADDITION
BD E-242 FT W OF GRAND

A Lot in Block 2122 North of the City of St. Louis, Missouri, and described as follows:

Beginning at a point in the South line of McRee Avenue (60.00 feet wide) distance 242.00 feet West of the West line of Grand Boulevard (80.00 feet wide), thence Southwardly and parallel to the West line of Grand Boulevard a distance of 140.42 feet to the North line of an alley (15.00 feet wide), thence Westwardly along the North line of said alley a distance of 32.00 feet, thence Northwardly and parallel to the West line of Grand Boulevard a distance of 140.42 feet to the South line of McRee Avenue. Thence Eastwardly along said South line a distance of 32.00 feet to the point of beginning.

13. 3638 MCREE AVENUE

PARCEL # 2122-9-065.000
C.B. 2122 N MCREE AVE
30 FT/36 FT X 140 FT 5 IN/1, 2-1/2 IN
PRAIRIE DES MOYES ADDITION
BND E-370 FT W OF GRAND

A Lot in Block 2122-N of The City of St. Louis, Missouri, and more particularly described as follows:

Beginning at a point being the intersection of the South line of McRee Avenue 60 feet wide and the West line of Grand Boulevard 80 feet wide; thence along the South line of said McRee Avenue Westwardly a distance of 370.00 feet to the True Point of Beginning; thence at a 90 degree angle from the South line of McRee Avenue Southwardly a distance of 140.42 feet to the North line of an alley 15.00 feet wide; thence along the North line of said alley Westwardly a distance of 36.00 feet; thence Northwardly a distance of 143.21 feet to the South line of said McRee Avenue; thence along the South line of said McRee Avenue Eastwardly a distance of 36.00 feet to the True Point of Beginning.

14. 3675 MCREE AVENUE

PARCEL # 2123-9-470.000
C.B. 2123 MCREE AVE
30 FT X 128 FT
DUNDEE PL ADDITION
LOT E-2

The Eastern 30.00 feet of Lot 2 of DUNDEE PLACE in Block 2123 of The City of St. Louis, Missouri, more particularly described as follows:

Beginning at a point in the North line of McRee Avenue, 60.00 feet wide, at its intersection of the East line of said Lot 2; thence Northwardly along the East line of said Lot 2 a distance of 128.00 feet to the South line of an alley 15.00 feet wide; thence Westwardly along the South line of said alley a distance of 30.00 feet to a point; thence Southwardly leaving said South line of the alley along a line parallel with the East line of said Lot 2 a distance of 128.00 feet to a point in the North line of said McRee Avenue; thence Eastwardly along the North line of said McRee Avenue a distance of 30.00 feet to the point of beginning.

15. 3680 MCREE AVENUE

PARCEL # 2122-9-005.000
C.B. 2122-N MCREE AVE
42.94 FT X 140.42 FT
SHAW LAFAYETTE AV ADDTION
BLK 1 BD W-SPRING AVE

A Lot in Block 2122-N of The City of St. Louis, Missouri, being the Western Lot of SPRING GARDENS, a subdivision of the City of St. Louis, according to a recorded plat thereof in Plat Book 45 Page 16, being more particularly described as follows:

Beginning at the intersection of the South line of McRee Avenue 60.00 feet wide and the East line of Spring Avenue 50.00 feet wide; thence Southwardly along the East line of said Spring Avenue a distance of 140.42 feet to a point, said point being the intersection of the East line of said Spring Avenue and the North line of an alley 15.00 feet wide; thence Eastwardly along the

North line of said alley a distance of 42.94 feet to a point; thence Northwardly along a line parallel with the East line of said Spring Avenue a distance of 140.42 feet to a point in the South line of said McRee Avenue; thence Westwardly along the South line of said McRee Avenue a distance of 42.94 feet to the point of beginning.

16. 3821 MCREE AVENUE

PARCEL # 2126-9-230.000
C.B. 2126 MCREE AVE
25 FT X 128 FT
DUNDEE PL ADDITION
LOT E-10

The Eastern 25.00 feet of Lot 10 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of McRee Avenue (60.00 feet wide) at its intersection with the East line of said Lot 10, thence Westwardly along the North line of said McRee Avenue a distance of 25.00 feet, thence Northwardly and parallel to the East line of said Lot 10 a distance of 128.00 feet to the South line of an alley, thence Eastwardly along the South line of said alley a distance of 25.00 feet to the East line of said Lot 10, thence Southwardly along said East line a distance of 128.00 feet to the point of beginning.

17. 3825 MCREE AVENUE

PARCEL # 2126-9-250.000
C.B. 2126 MCREE AVE
25 FT X 128 FT
DUNDEE PL ADDITION
LOT E-9

The Eastern ½ of Lot 9 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of McRee Avenue (60.00 feet wide) at its intersection with the East line of said Lot 9, thence Westwardly along the North line of McRee Avenue a distance of 25.00 feet, thence Northwardly and parallel to the East line of said Lot 9 a distance of 128.00 feet to the South line of an alley (15.00 feet wide), thence Eastwardly along said South line a distance of 25.00 feet to the East line of said Lot 9, thence Southwardly along said East line a distance of 128.00 feet to the point of beginning.

18. 3837 MCREE AVENUE

PARCEL # 2126-9-290.000
C.B. 2126 MCREE AVE
25 FT X 128 FT
DUNDEE PL ADDITION
LOT E-7

The Eastern 25.00 feet of Lot 7 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of McRee Avenue (60.00 feet wide) at its intersection with the East line of said Lot 7, thence Westwardly along the North line of McRee Avenue a distance of 25.00 feet to a point, thence Northwardly and parallel to the East line of said Lot 7 a distance of 128.00 feet to the South line of an alley (15.00 feet wide), thence Eastwardly along said South alley line a distance of 25.00 feet to the East line of said Lot 7 a distance of 128.00 feet to the point of beginning.

19. 3840 MCREE AVENUE

PARCEL # 5437-9-090.000
C.B. 5437 MCREE AVE
40 FT X 138 FT
SHAW LAFAYETTE ADDITION
LOT 13 E-14

Lot 13 and the Eastern 10.00 feet of Lot 14 of SHAW'S LAFAYETTE AVENUE ADDITION and in Block 5437 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the South line of McRee Avenue, 60.00 feet wide, at its intersection with the East line of said Lot 13; thence Southwardly along said East line of Lot 13 a distance of 138.66 feet to a point in the North line of an alley 15.00 feet wide; thence Westwardly along the North line of said alley a distance of 40.00 feet to a point; thence Northwardly along a line parallel with the said East line of Lot 13 a distance of 138.48 feet to a point in the South line of said McRee Avenue; thence Eastwardly along the South line of said McRee Avenue a distance of 40.00 feet to the point of beginning.

20. 3844 MCREE AVENUE

PARCEL # 5437-9-080.000
C.B. 5437 MCREE AVE
20 FT X 138 FT 5-3/4 IN
SHAW LAFAYETTE ADDITION
LOT W-14

The Western 20.00 feet of Lot 14 and the Eastern 20.00 feet of Lot 15 of SHAW'S LAFAYETTE AVENUE ADDITION and in Block 5437 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at the intersection of the West line of said Lot 15 and the South line of McRee Avenue 60.00 feet wide; thence Eastwardly along the South line of said McRee Avenue a distance of 10.00 feet to the True Point of Beginning; thence continuing Eastwardly along the South line of said McRee Avenue a distance of 40.00 feet to a point; thence Southwardly along a line parallel with the West line of said Lot 15 a distance of 138.48 feet to a point in the North line of an alley 15.00 feet wide; thence Westwardly along the North line of said alley a distance of 40.00 feet;

thence Northwardly along a line parallel with the West line of said Lot 15 a distance of 138.33 feet to the True Point of Beginning.

21. 3857 MCREE AVENUE

PARCEL # 2126-9-370.000

C.B. 2126 MCREE AVE

39 FT 9 IN X 128 FT

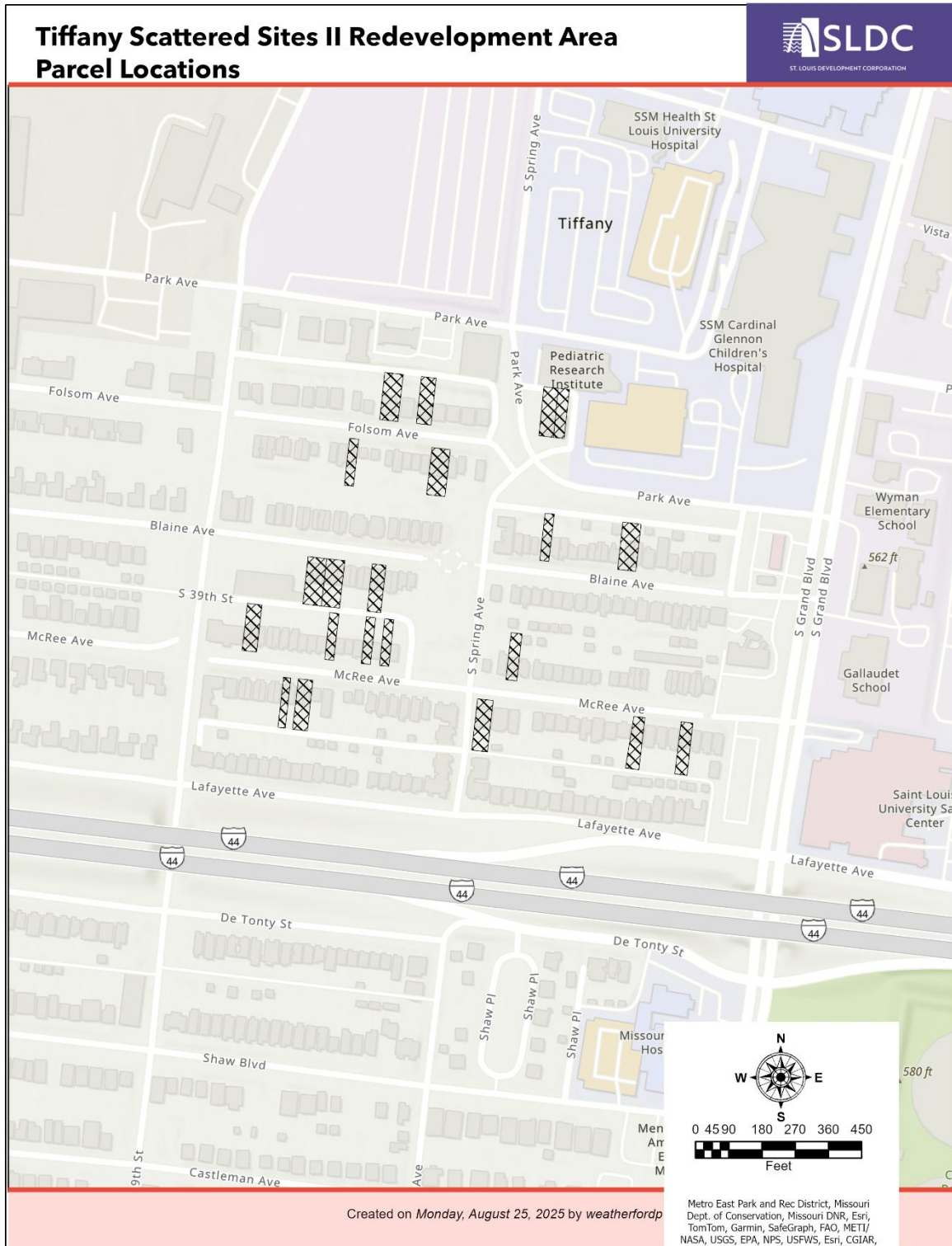
DUNDEE PL ADDITION

LOT W-3

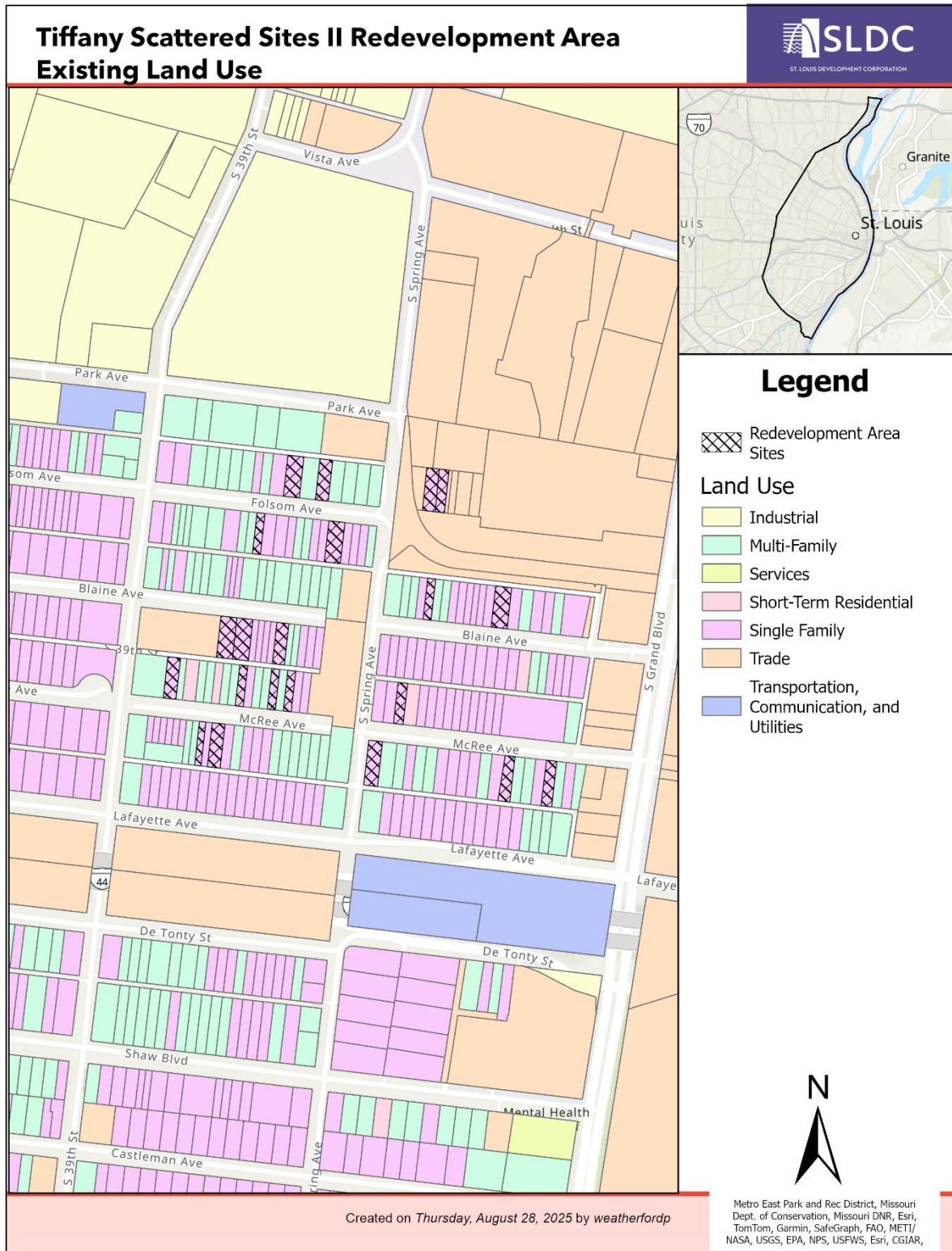
Part of Lot 3 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of McRee Avenue, 60.00 feet wide, at its intersection with the West line of said Lot 3; thence Northwardly along the West line of said Lot 3 a distance of 125.00 feet to a point in the South line of an alley 15.00 feet wide; thence Eastwardly along the South line of said alley a distance of 39.75 feet; thence Southwardly and parallel to the West line of said Lot 3 a distance of 125.00 feet to the North line of McRee Avenue; thence Westwardly along the North line of McRee Avenue a distance of 39.75 feet to the True Point of Beginning.

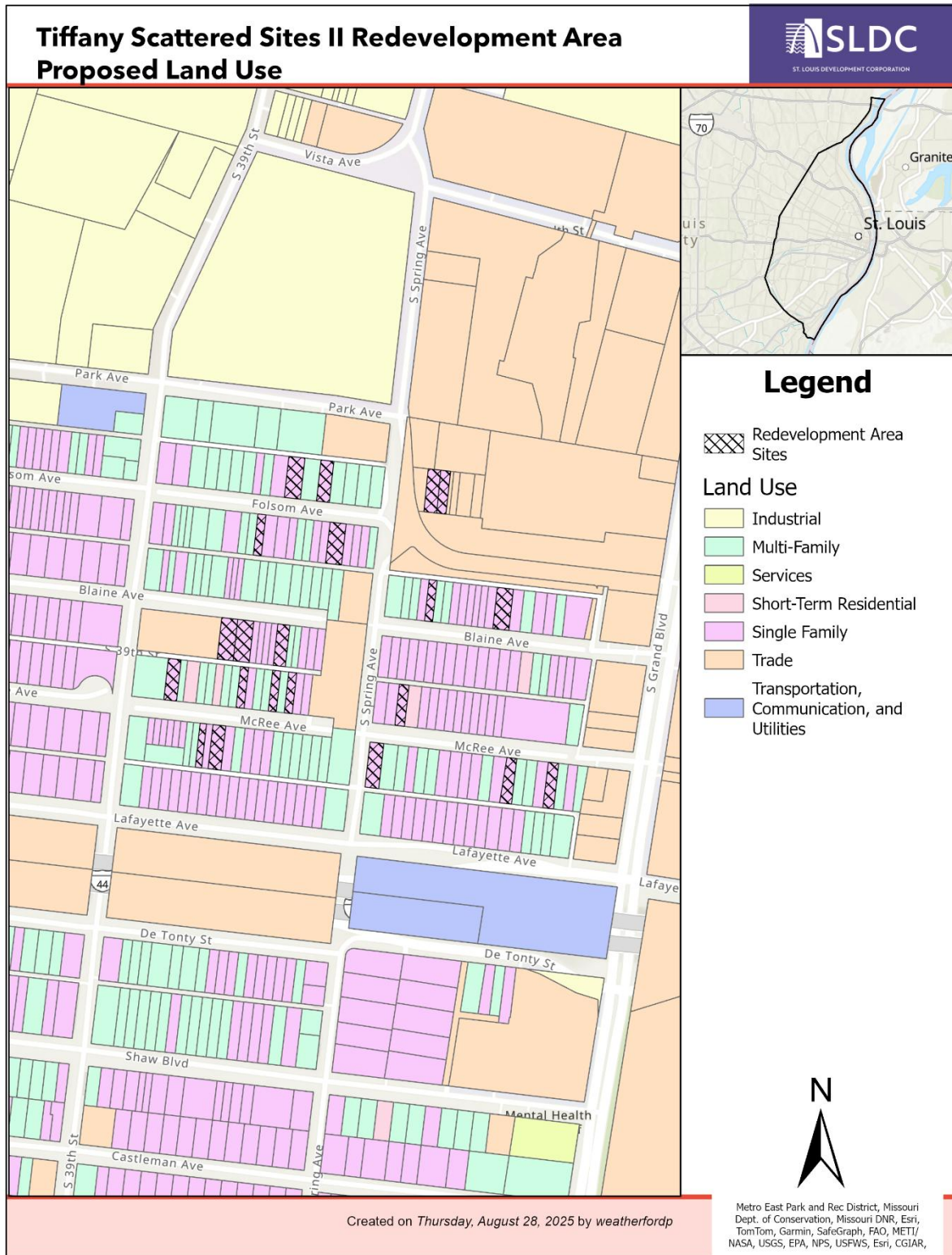
PROJECT AREA – SITE MAP



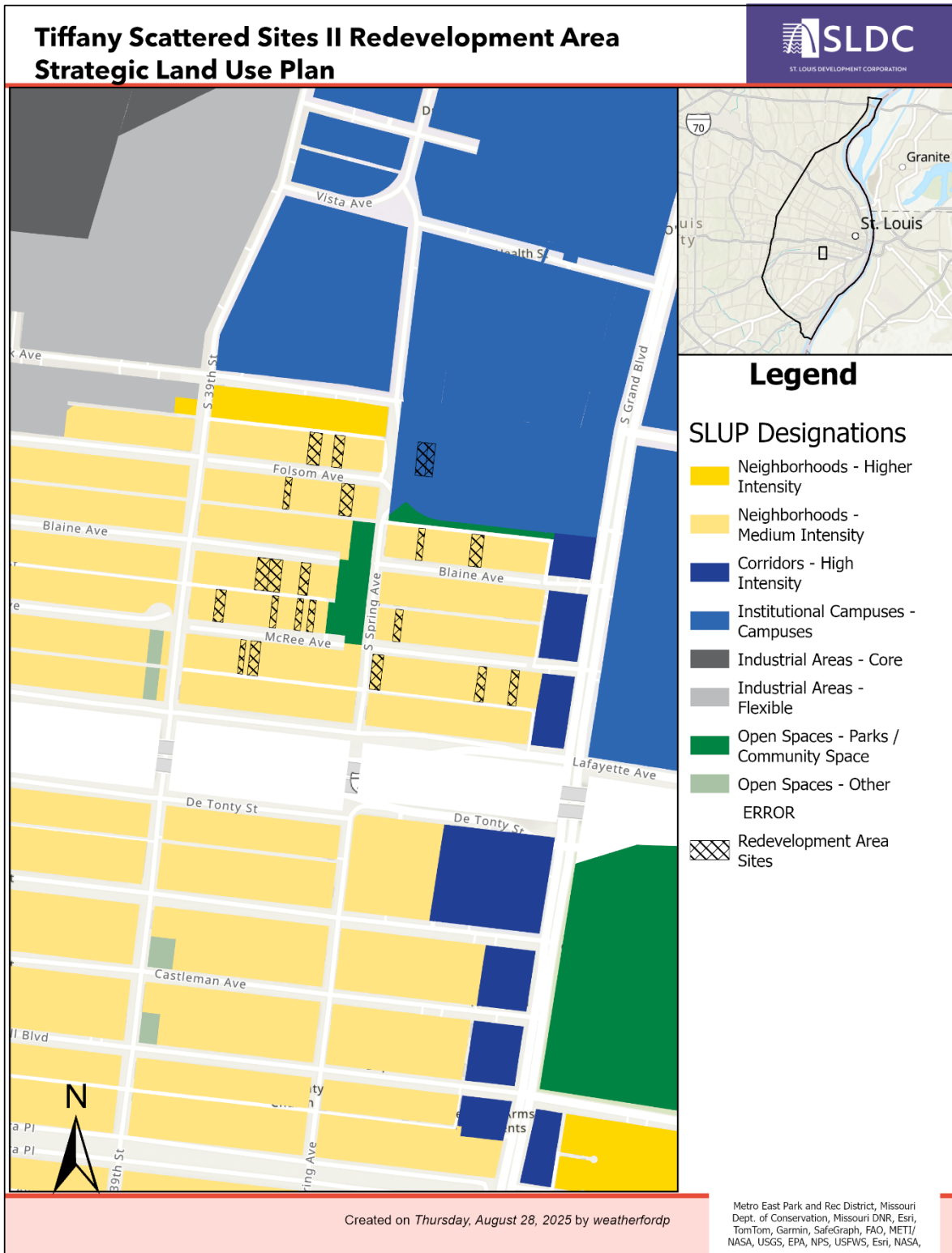
PROJECT AREA – EXISTING LAND USE



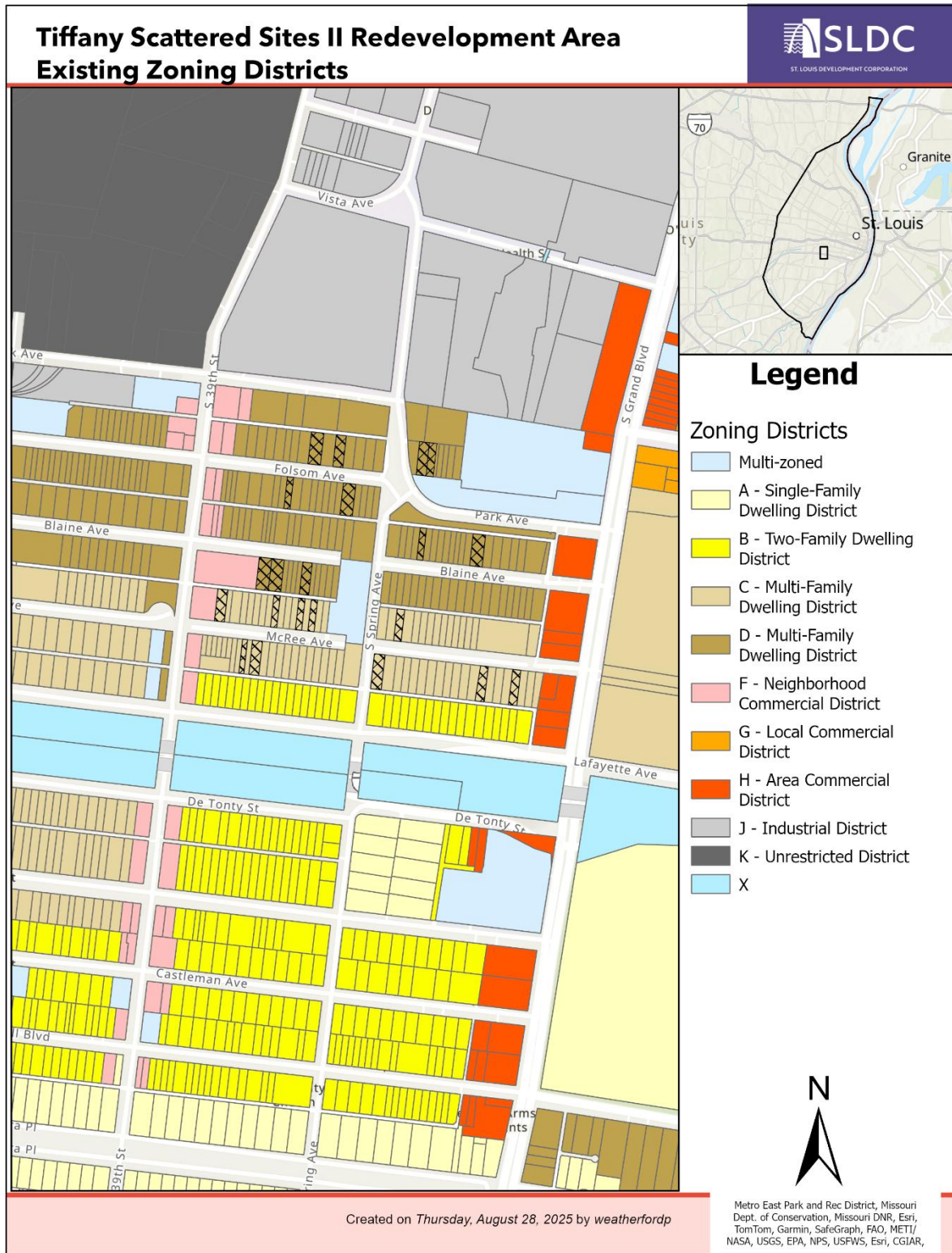
PROJECT AREA – PROPOSED LAND USE



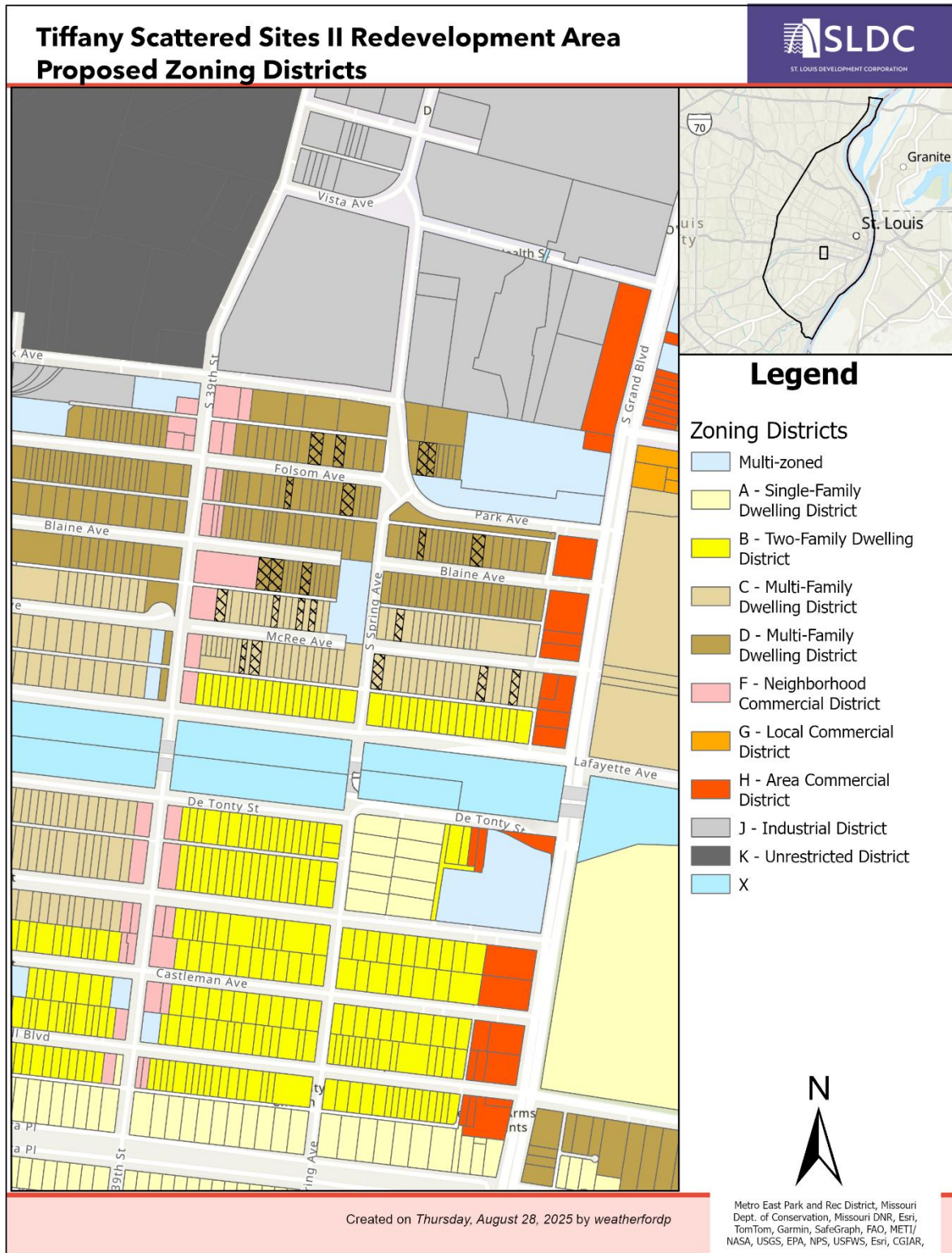
PROJECT AREA – SLUP DESIGNATION



PROJECT AREA – EXISTING ZONING



PROJECT AREA – PROPOSED ZONING



EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

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

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations, or these guidelines. The Redeveloper(s) shall fully comply with Ordinance Nos. 64927, 70767, and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinance apply to the Project.

The Redeveloper(s) agree(s) for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interest may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by “anchor tenants”) with the provisions of St. Louis City Ordinance No. 60275 (First Source Jobs Policy) which is codified in Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

BLIGHTING REPORT

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including, unsanitary and unsafe conditions, deterioration or inadequate site improvements, and conditions which endanger life or property by fire or other causes. The Area is comprised of both occupied and unoccupied residential structures.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents, and the taxing districts that depend upon it as a source of revenue to provide necessary public services. The physical and economic condition of the property in the Area endangers the health, safety, and general welfare of the public. Therefore, the Area qualifies as a “Blighted Area” as defined in §99.320.3 and §353.020.2 of the Revised Statutes of the Missouri, as amended.

The chart below and the subsequent photographs of site conditions of the Area serve as documentary evidence of the presence of blight within the Area.

Considerations of Blight	Yes	No
Does the Subject Area have insanitary or unsafe conditions? If yes, explain.	X	
Several of the properties in the Area are vacant largely due to deferred maintenance leading to unsafe and unsanitary conditions. Multiple units have extensive water damage from leaks in the roof and/or windows. See include photos.		
Does the Subject Area have deterioration of site conditions? If yes, explain.	X	
Site conditions in the Area have deteriorated to such a degree that several of the structures are experiencing vacancy. See included photos.		
Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain.		X
Does the Subject Area diminish the provision of housing accommodation in its current condition? If yes, explain.		
The Area diminishes the provision of housing accommodation in its current condition. Several of the structures have been vacated.		
Does the Subject Area constitute an economic liability? If yes, explain.	X	
Deteriorating site conditions in the Area have led to diminished property values and unproductive use of land.		
Does the Subject Area constitute a social liability? If yes, explain.	X	
Site conditions leading to increased vacancy constitute a social liability in the Area. The properties in the Area are intended to be developed with affordable housing, allowing for economically disadvantaged households to locate with a neighborhood that experiences overall stability and vibrancy. The site conditions in the Area detract from the vibrancy and stability of the Tiffany neighborhood and reduce the opportunity for economically disadvantaged households from locating there.		
Is the Subject Area detrimental to public health, safety, and general welfare because of the dilapidation, deterioration, age, or obsolescence of its structures? If yes, explain.	X	
The Area is detrimental to the public health, safety, and general welfare because of the existing conditions of its structures. The deterioration cause by deferred maintenance and water damage		

has led to an increasing amount of vacancy of the properties in the Area which has a negative impact on the economic and social viability of the Area and the surrounding neighborhood.		
Is the Subject Area detrimental to public health, safety, and general welfare because of a lack of air sanitation and/or open space? If yes, explain.		X
Is the Subject Area detrimental to public health, safety, and general welfare because of overcrowding of buildings or land? If yes, explain.		X



164. Building No. 17 – View of organic growth and mechanical closet in 3825 McRee Avenue.



165. Building No. 17 – View of damaged concrete topping in 3825 McRee Avenue.



166. Building No. 17 – View of 3825 McRee Avenue bathroom.

Exhibit I-2



187. Building No. 21 – View of bowed brick wall at the north side of the building.



188. Building No. 21 – View of damaged wood stairs.



189. Building No. 21 – View of deteriorated paint at porch.



176. Building No. 19 – View of evidence of leak in 3840 McRee Avenue.



177. Building No. 19 – View of moisture damaged wood joists and decking at 3840 McRee Avenue.



174. Building No. 19 – View of deteriorated soffit.



169. Building No. 18 – View of damaged flooring in 3837A McRee Avenue bedroom.



170. Building No. 18 – View of damaged finishes and door hardware, as well as organic growth in 3837A McRee Avenue.



184. Building No. 20 – View of fire damaged wood joists and decking at 3844 McRee Avenue.



178. Building No. 19 – View of evidence of leak in 3840 McRee Avenue.



190. Building No. 22 – View of evidence of moisture intrusion at the roof of 3857 McRee Avenue.



191. Building No. 22 – View of 3857 McRee Avenue ceiling with evidence of moisture intrusion.

SUSTAINABILITY REPORT

One of the primary objectives of the *City of St. Louis Sustainability Plan (2013)* is to “use the City’s limited resources in efficient and innovative ways, and foster revitalization to promote a vibrant, attractive, prosperous and healthy community for present and future generations. To that end, it is the intention of the LCRA of the City of St. Louis to support economic development efforts that furthers the sustainability goals of the City. The following chart represents the ways in which the objectives of this Redevelopment Plan align with selected Functional Categories and Objective of the *City of St. Louis Sustainability Plan*.

I. URBAN CHARACTER, VITALITY AND ECOLOGY		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Objective A: Support Designated Districts that Focus on Job Creation and Economic Prosperity</i>				
A1	Reinforce the City’s Central Corridor as the dynamic heart of the region.			X
A3	Develop designated areas via incentives for green and technical industries.			X
A4	Increase riverfront development and provide safe public access and associated recreational activity.			X
A5	Provide development incentives to encourage transit-oriented development.			X
<i>Objective B: Develop Healthy, Compact, Transit Served Smart Neighborhoods</i>				
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets.		X	
B2	Update local street design standards and implement the Complete Streets Ordinance.			X
B3	Create Citywide and multiple neighborhood-scale mobility plans.			X
B4	Discourage development that reduces transit, bike, and pedestrian activity.		X	
<i>Objective C: Strengthen Use, Access, and Programming of Civic Amenities, Public Spaces, and Streets</i>				
C1	Design public spaces and neighborhood streets as gathering spaces for people.			X
C5	Maintain public spaces and neighborhood streets.			X
<i>Objective D: Support and Increase the City’s Greenspace, Including its Existing Park System and Urban Tree Canopy</i>				
D7	Expand the City’s urban tree canopy.	X		
<i>Objective E: Promote Urban Conservation and Revitalization of the City’s Unique Biodiversity and Natural Resources</i>				
E1	Celebrate and increase activity along the Mississippi Riverfront.			X
E2	Remove/change infrastructure to improve riverfront access.			X
<i>Objective F: Preserve the City’s Historically and Architecturally Significant Districts, Buildings, Landmarks, and Landscapes</i>				

F1	Preserve and reuse buildings as a means of achieving sustainability.	X		
F2	Continue to integrate preservation into the planning and building approval process.	X		
F4	Protect historic residential and commercial properties vulnerable to foreclosure, tax forfeiture, or demolition.	X		
F5	Promote the redevelopment of historic homes and commercial properties.	X		
<i>Objective G: Increase Access to Affordable Housing in Neighborhoods with Access to Transit and Amenities</i>				
G1	Develop affordable housing in concert with long-range transit and economic development planning.	X		
G2	Encourage mixed income/use affordable housing in high amenity neighborhoods.	X		
G4	Integrate low-income housing into market-rate and mixed-use developments.		X	
G6	Experiment with new ways to raise funds and create partnerships to build sustainable and affordable housing.	X		
G8	Offer housing that is energy efficient and environmentally sustainable.	X		
<i>Objective H: Encourage Creative, Smart, and Sustainable Uses for Under-Utilized Land and Buildings</i>				
H4	Continue to remove site contamination and promote brownfields redevelopment.	X		
<i>Objective I: Build a Vibrant, Community-Based Urban Agriculture Industry</i>				
I4	Ensure urban agriculture is a profitable, viable enterprise.			X
<i>Objective J: Facilitate Place-Based, Integrated Sustainability Planning</i>				
J4	Preserve neighborhood residential areas, and commercial and mixed uses on corners and major urban corridors.	X		
J5	Increase the effectiveness of major commercial corridors.			X
J6	Develop codes for transit-oriented development districts.			X
II. ARTS, CULTURE AND INNOVATION		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Objective A: Utilize the Arts, Culture, Design, Creative, and Innovation Industries for Economic and Community Development</i>				
A4	Encourage the development of affordable artist housing, studios and venues.			X
A5	Diversify the City's range of arts, creative, and innovation industries.			X
<i>Objective C: Develop Multi-Use, Transit Accessible Arts and Cultural Districts</i>				
C2	Facilitate development of arts, culture, and innovation TODs.			X
C5	Target developing arts and cultural districts for streetscape and public space improvements.			X

Exhibit J-2

<i>Objective E: Encourage Public Art and Design that Builds Vibrancy and Identity</i>			
E1	Use distinctive public art, architecture, landscape, and streetscape to build City and neighborhood identity.		X
<i>Objective F: Promote and Develop Arts, Cultural, and Innovation Facilities, Resources, and Events</i>			
F1	Revitalize existing, and develop new, arts and cultural facilities.		X
III. EMPOWERMENT, DIVERSITY AND EQUITY		MEETS	DOES NOT MEET
<i>Objective E: Reduce Homelessness, and Support Low Income Families and the Unemployed</i>			
E4	Expand the capacity to create additional affordable housing units.	X	
E5	Create pathways for qualified low-income families to become homeowners.		X
<i>Objective F: Ensure Equal Access to Amenities, Business Opportunities, Transportation, and Safe and Healthy Neighborhoods</i>			
F1	Address blighting and environmental health hazards.	X	
F6	Ensure the application of universal design and accessibility codes.	X	
IV. HEALTH, WELL-BEING, AND SAFETY		MEETS	DOES NOT MEET
<i>Objective A: Advance Positive Behavior, Nonviolent Conflict Resolution, and Crime Prevention</i>			
A5	Plan and design buildings, spaces, and environments for safety.	X	
<i>Objective B: Reduce Toxins in the Environment</i>			
B5	Reduce exposures of lead-based paint poisoning and remediate lead-based paint hazards.	X	
<i>Objective C: Increase Access to Healthy, Local Food, and Nutritional Information</i>			
C1	Eliminate food deserts and improve access to fresh produce.		X
C3	Support urban agriculture opportunities in the City.		X
<i>Objective D: Encourage Physical Activity, Fitness, and Recreation</i>			
D4	Design buildings to encourage physical activity.		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		MEETS	DOES NOT MEET
<i>Objective A: Facilitate Affordable, Efficient, Convenient, Accessible Safe, and Healthy Transport of People and Goods</i>			
A1	Advance the City of St. Louis as a transportation hub.		X
A2	Encourage transit-oriented development.		X
<i>Objective E: Manage Stormwater and Wastewater to Protect and Enhance Property and Natural Space</i>			
E3	Use pilot projects to explore ways to achieve net zero stormwater discharge.		X
<i>Objective G: Advance Health and Resource Efficiency in Buildings</i>			

G2	Strive for the highest levels of energy efficiency and maximize the deployment of clean energy solutions in buildings.	X		
G3	Ensure building and site development integrates with natural site ecology.	X		
G4	Advance the use of high efficiency building related water systems and technologies.	X		
G5	Encourage re-use of materials and divert waste from landfills.	X		
G6	Provide healthy interior environments in commercial and public buildings.			X
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Objective B: Market the City's Assets and Special Competencies</i>				
B1	Increase the inventory and availability of business and industrial real estate through environmental cleanup and land assembly.			X
B2	Encourage small scale redevelopment with economic incentives.	X		
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water, and recreation resource.			X
<i>Objective C: Nurture Innovation in Business, Government, and Philanthropy</i>				
C3	Focus on small and local businesses as a key part of the City economy.			X
C4	Reuse existing buildings for inexpensive incubation of entrepreneurial ideas.			X
<i>Objective D: Maximize Economic Productivity by Enhancing Neighborhood Quality of Life</i>				
D1	Pursue transit-oriented development at MetroLink stations and major bus nodes to encourage more walking and fewer carbon emissions.			X
D5	Market and encourage living within the City of St. Louis for recent college graduates.			X
<i>Objective E: Redevelop Real Estate Using Sustainability Practices</i>				
E3	Promote flexible development approaches by developers, landowners, and business firms.	X		
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate appropriate market support and localized leadership.			X
<i>Objective G: Strategically Invest in Forward-Thinking Ideas</i>				
G3	Foster innovation.			X

BOARD BILL NUMBER 47 FISCAL NOTE

Preparer's Name Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors Alderwoman Sonnier

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Tiffany Scattered Sites II Redevelopment Area. The project consists of the renovation of 21 buildings in the Tiffany Neighborhood. The prospective redeveloper is producing 60 affordable units ranging from 1-3 bedrooms, at the cost of \$15.4 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. The financial model concludes that the project supports fifteen (15) years of tax abatement (10 years based on 90% of the assessed value of the incremental improvements and followed by 5 years based on 50% of the assessed value of the incremental improvements).
Type of Impact:	None this year.
Agencies Affected:	None

SECTION A

Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___Yes __X_No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___Yes __X_No.
- A commitment of city funding in the future under certain specified conditions? ___Yes __X_No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___Yes __X_No.

- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___Yes __X_No.
- A capital improvement project that increases operating costs over the current adopted city budget? ___Yes __X_No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___Yes __X_No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ___Yes ___No.

- If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ___Yes ___No.

- If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? ___Yes ___No.

- If yes, then is there a similar existing program or administrative subdivision? ___Yes ___No.

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:
 NA- No expenditures will occur with this bill _____

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:
 _____ SLDC _____

- Have the financial estimates of this bill been verified by the City Budget Division?
 _____ Yes _____ No. X
 o If yes, by whom? _____ .

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 235,460	\$ 374,218	\$ 531,031
Baseline Revenue (If No Project)	\$ 64,359	\$ 96,539	\$ 128,719
New Revenue to City	\$ 171,100	\$ 277,679	\$ 402,312

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School District	\$ 204,763	\$ 330,465	\$ 480,082
Baseline Revenue (If No Project)	\$ 192,970	\$ 289,455	\$ 385,940
New Revenue to School District	\$ 11,793	\$ 41,010	\$ 94,142

Revenue Impacts for Other Taxing District	10-Year	15-Year	20-Year
Net Revenue to Other Taxing Districts	\$ 69,088	\$ 111,500	\$ 161,981
Baseline Revenue (If No Project)	\$ 65,109	\$ 97,663	\$ 130,217
New Revenue to School District	\$ 3,979	\$ 13,837	\$ 31,764

Summary
Board Bill Number 48
Aldерwoman Anne Schweitzer
June 18, 2026

An ordinance entitled “Data Center Environmental Impact Monitoring”; the purpose of this ordinance is to establish a mandatory environmental monitoring and reporting program for data center buildings.

BOARD BILL NUMBER 48 INTRODUCED BY ALDERWOMAN ANNE SCHWEITZER

1 An ordinance entitled “Data Center Environmental Impact Monitoring”; the purpose of this
2 ordinance is to establish a mandatory environmental monitoring and reporting program for data
3 center buildings; containing a severability clause.

4 **WHEREAS**, the city desires to assess data centers' performance through information and
5 transparency, in order to inform of opportunities to reduce and mitigate the environmental impact
6 from their use to preserve the health, safety, and general welfare of the public; and

7 **WHEREAS**, the City seeks for data centers to provide information to all relevant enforcement
8 agencies, especially but not limited to enforcing the Public Impact Agreement, Community
9 Benefits Agreements, conditions placed on such data centers by a Conditional Use Permit, or
10 other city law or fee; and

11 **WHEREAS**, data centers have previously been exempt from building performance monitoring
12 requirements and the City has a timely need to understand the holistic impact of data centers on
13 residents, infrastructure, and environmental quality.

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

15 That by and through this ordinance entitled “Data Center Environmental Impact
16 Monitoring”, this Board seeks to establish that verified energy consumption, water usage, e-
17 waste generation, air emissions, noise emissions, use of generators, heat impact reports, and
18 hazardous material management reports are required for data center buildings or similar uses
19 within its jurisdiction, as follows:

20 **SECTION ONE. Purpose and Policy**

21 The purpose of this ordinance is to collect data to support enforcement, inform future
22 policy refinement and standards that can further mitigate environmental impacts of Data Centers

1 and associated uses, and track actual energy usage and environmental impacts to understand the
2 impact Data Centers have on the health and welfare of the citizens of St. Louis and on the City’s
3 adopted climate goals.

4 **SECTION TWO. Definitions**

5 Unless the context specifically indicates otherwise, the meaning of terms used in this
6 Chapter shall be as follows:

7 (a) “Air emissions reporting” means the Clean Air Act required reporting of backup or
8 emergency generators for data center buildings to the Missouri Department of Natural Resources
9 (“MoDNR”).

10 (b) “Energy & Water Usage” means the total energy and water used by a property for the
11 previous calendar year and other descriptive information for such property as required by the
12 benchmarking tool. Total energy and water consumption shall not include separately metered
13 uses that are not integral to the data center building operations as an office, or retail space
14 determined by the *Commissioner*.

15 (c) “Benchmarking submission” means energy and water usage, e-waste management, air
16 emissions, noise emissions, heat impact reports, and hazardous material management reports
17 submitted to the Commissioner, on an annual basis as set forth herein, evidencing the data
18 center’s compliance with the benchmark mandate and includes the required reported
19 benchmarking information for the applicable year.

20 (d) “Benchmarking tool” means the U.S. Environmental Protection Agency’s ENERGY
21 STAR Portfolio Manager to measure and track energy, water, and waste use of properties. The
22 Building Commissioner can approve an alternative system or tool.

1 (d) “Commissioner” means the City of St. Louis Building Division Building
2 Commissioner, or the Commissioner’s designee.

3 (e) “Data Center” means a facility used primarily for the storage, management,
4 processing and transmission of digital data and that houses computer or network equipment,
5 systems, servers, appliances and other associated components related to digital data storage,
6 processing, and related operations. Data center uses include data storage facilities, server farms,
7 artificial intelligence training or processing, image processing, cloud computing, email servicing
8 and similar uses. A Data Center may be a primary or secondary use.

9 (f) “Data Center, Major” means a data center with a Maximum Power Demand of 30
10 megawatts or more.

11 (g) “Data Center, Micro” means a data center with a square footage less than 10,000
12 gross square feet and Maximum Power Demand less than 5 megawatts.

13 (h) “Data Center, Standard” means a data center with a square footage of more than
14 10,000 gross square feet or Maximum Power Demand of more than 5 megawatts but less than 30
15 megawatts.

16 (i) “Data Center PUE” means a metric of Data Center infrastructure efficiency,
17 representing the amount of energy that is needed per unit delivered to IT equipment. It is
18 computed as the total annual source energy divided by the annual IT source energy. It is
19 calculated by ENERGY STAR Portfolio Manager or an alternative system or tool approved by
20 the Commissioner.

21 (j) “Data Center UPS” means the amount of IT energy measured from all Uninterruptible
22 Power Supply (UPS) Output meters at the property. An UPS Output Meter is required to be

1 created and energy input into ESPM. It is a vital measurement point used to calculate PUE and
2 monitor facility energy efficiency.

3 (k) “Renewable Energy” means energy derived from wind, solar, geothermal, or other
4 non-depleting sources of renewable energy.

5 (l) “Energy” means electricity, natural gas, fuel oil, diesel, kerosene, propane, district
6 steam, district chilled water, coal, coke, wood or other energy for the subject property
7 sold by a utility to a customer of a data center, or on-site generation, for purposes of providing
8 heating, cooling, lighting, water heating, or for powering or fueling compute systems or other
9 end-uses captured by the ENERGY STAR Portfolio Manager.

10 (m) “ENERGY STAR Portfolio Manager” means the tool developed and maintained by
11 the U.S. Environmental Protection Agency to track and assess the relative energy performance of
12 buildings nationwide. An alternative system or tool may be approved by the Commissioner.

13 (n) “E-waste” means all discarded, obsolete or end-of-life electrical and electronic
14 equipment included, but not limited to, server and compute equipment, storage systems,
15 networking equipment, power infrastructure, and cooling and supporting units.

16 (o) “Gross floor area” means the total property square footage, as measured between the
17 exterior walls of the building(s). This includes all finished areas inside the building(s) including
18 supporting areas.

19 (p) “Maximum Power Demand” means the maximum energy draw that specific facility
20 may use for critical IT and building systems and equipment, as set by a single agreement with an
21 electric service provider.

22 (q) “MoDNR” means Missouri Department of Natural Resources.

1 (r) “Office of Building Performance” is the office within the Building Division. The
2 mission of this office is to oversee the implementation, compliance and enforcement of existing
3 Building Energy Awareness ordinance (70474), the Building Energy Performance Standards
4 ordinance (71132), this and any future ordinances related to building energy performance and
5 improvement.

6 (s) “Owner” means any of the following:

- 7 1. An individual or entity possessing title to a subject property; or
- 8 2. The net lessee in the case of a property subject to a triple net lease; or
- 9 3. An agent authorized, in writing on file with the commissioner, to act on behalf of
10 any of the above.

11 (t) “Person” means any individual, partnership, co-partnership, firm, company,
12 corporation, association, joint stock company, trust, estate, governmental entity or any other
13 legal entity, or their legal representatives, agents or assignees. This definition includes all
14 federal, state or local governmental entities.

15 (u) “Reporting platform” means the specialized software platform where the owner
16 reports air emissions, noise emissions, heat impact and hazardous material management reports
17 to the Office of Building Performance. The platform is approved by the Commissioner and can
18 be changed to an alternative tool or system.

19 (v) “Site energy use intensity (EUI)” means the site energy use divided by the gross floor
20 area of the property as calculated by ENERGY STAR Portfolio Manager or an alternative system
21 or tool approved by the Commissioner.

22 (w) “Tenant” means a person occupying or holding possession of a data center, or part of
23 a data center, pursuant to a rental or lease agreement.

1 (x) “Triple Net Lease” A lease agreement on a property that designates the lessee or
2 tenant as being solely responsible for all real estate taxes, building insurance, and maintenance
3 on the property in addition to any customary fees that are expected under the lease agreement,
4 including, but not limited to, rent and utility fees or payments.

5 (y) “Water Use Effectiveness” means a metric calculated by the total volume of water
6 consumed by the total energy used by IT equipment. It measures how efficiently water is used
7 for cooling.

8 (z) “Water Use Intensity” means a metric calculated by dividing the total water consumed
9 by the building in one year by the total gross floor area of the building in gallons per square foot.
10 It is calculated by ENERGY STAR Portfolio Manager or an alternative system or tool approved
11 by the Commissioner.

12 (aa) “Weather normalized site energy” means the energy a property would have
13 consumed during 15-year average weather conditions as calculated by ENERGY STAR Portfolio
14 Manager or an alternative system or tool approved by the Commissioner. Weather normalized
15 site energy is a reporting metric that requires twelve (12) monthly energy use entries for utilities.
16 Water usage is allowed to be entered quarterly as billed in the city of St. Louis.

17 (bb) “Utility Provider” shall have the same meaning as prescribed to “Public Utility” in
18 section 67.1830(9) of the Revised Statutes of the State of Missouri.

19 (cc) “Server Room” shall mean an accessory facility with less than 1 megawatt in
20 Maximum Power Demand that supports routine functions of the primary use.

21 **SECTION THREE. Applicability**

22 This Chapter shall apply to Data Center buildings of Five Thousand (5,000) square feet or above,
23 excluding any server room incidental to the primary use of the building, within the City of St.

1 Louis. For the purposes of the Chapter any facility classified as a Data Center owned by the State
2 of Missouri or by the federal government.

3 **SECTION FOUR. Benchmarking and Benchmarking Submission Required**

4 The following section promulgates the timeline for submission of existing and new data
5 centers and other subject properties and additionally provides for the information required in the
6 annual submission. Nothing in this Chapter shall be construed as to prevent an owner of a
7 building not occupied by a data center from voluntarily submitting benchmarking information to
8 the Commissioner in accordance with this Chapter. The Commissioner may enter into
9 agreements with any such persons governing any such participation.

10 **A. Submission Timeline**

11 Every owner shall annually provide their complete benchmarking submission for each subject
12 building on the reporting platform or as established by the Commissioner's rule, by the date
13 specified below:

- 14 i) The benchmarking submission is required no later than ninety (90) days from the
15 effective date of this ordinance. Owner of existing subject property must start
16 reporting for the calendar year 2025.
- 17 ii) Every owner of a new subject property must start benchmarking submission
18 beginning on the first day of operations. The benchmarking submission is due by
19 May 1st for the previous calendar year.
- 20 iii) Every owner must annually submit a benchmarking report by May 1st for the
21 previous calendar year. The annual benchmarking submission shall be required
22 even if the subject property was not in operation for the full calendar year.

1 iv) Where the current owner may learn that any information reported as part of a
2 benchmarking submission is inaccurate or incomplete, the information so reported
3 shall be amended in the benchmarking tool by the owner and the owner shall
4 provide an updated benchmarking submission to the Office of Building
5 Performance within thirty (30) days of learning of the inaccuracy.

6 B. Reporting Requirements

7 a. The annual report must contain the following information:

8 i. Building ID, as assigned by the Office of Building Performance;

9 ii. Building Address and contact information including the name, phone
10 number, email address, and mailing address of the owner or agent as
11 defined in this ordinance. For the purposes of this ordinance a Post Office
12 box shall not be an acceptable mailing address;

13 iii. Primary Property Type(s); and

14 iv. Gross Floor Area(s);

15 v. UPS Output Meter

16 vi. Output information (generated by ENERGY STAR Portfolio Manager),
17 limited to the following:

18 vii. Weather Normalized Site and Source Energy Use Intensity (Site EUI &
19 Source EUI);

20 viii. PUE;

21 ix. Water Use Effectiveness and Water Use Intensity;

22 x. Direct and Indirect Greenhouse Gas Emissions;

23 xi. Indoor and Outdoor Water Use;

1 xii. Data Accuracy.

2 b. Energy consumption, water usage and e-waste generation shall be input monthly
3 to the reporting platform.

4 i. Owners of subject properties must furnish to the Office of Building
5 Performance annually documentation of an active contract with a certified
6 e-water recycling company.

7 c. A copy of all air emission reports, containing backup and emergency generators
8 use and testing, submitted to MoDNR for the previous calendar year shall be
9 submitted on the reporting platform. For Backup Generators Certificates of
10 Conformity demonstrating Tier 4 / NSPS Subpart IIII requirements (if diesel), or
11 the equivalent level of certification (if not diesel), of all equipment shall be
12 provided to the Office of Building Performance annually prior to any testing for
13 said calendar year.

14 d. Copy of EPCRA Tier II report submissions for hazardous material storage of
15 diesel fuel and lead-acid batteries classified as hazardous, submitted to the State
16 Emergency Response Commission for the previous calendar year.

17 e. Maximum Power Demand. The data center owner is responsible for reporting
18 their maximum power demand to the Office of Building Performance within
19 thirty (30) days after an agreement with the electric service provider is valid. The
20 owner must notify the Office of Building Performance of any changes within
21 thirty (30) days of the change.

22 C. Reporting Extensions and Exemptions

1 Any exemption granted shall be limited to the benchmarking submission for which the
2 request was made and shall not extend to past or future submittals. Any owner requesting
3 such an extension or exemption shall provide the Commissioner any and all documentation
4 requested to substantiate the request or otherwise assist the Commissioner in the extension or
5 exemption determination.

6 a. The Commissioner may grant an extension of the benchmarking submission date
7 to the owner of a data center that submits a request, together with documentation,
8 in a form prescribed by the Commissioner's rule, at least thirty (30) days prior to
9 any benchmarking submission deadline. Any extension granted shall be limited to
10 the benchmarking submission for which the request was made and shall not
11 extend to past or future submittals.

12 b. The Commissioner may grant an exemption of the benchmarking submission
13 requirement to the owner of a data center that submits a request, together with
14 documentation, in a form prescribed by the Commissioner's rule least thirty (30)
15 days prior to any benchmarking submission deadline, establishing any of the
16 following criteria:

17 i. A demolition permit was issued during the prior calendar year, provided
18 that demolition work has commenced and energy-related systems have
19 been significantly compromised.

20 **SECTION FIVE. Mandatory Data Verification**

21 The third-party verification from a qualified verifier (Data Verifier) is required to validate
22 the reported Benchmarking submission data to determine compliance.

1 (a) Data Verification reporting deadline is June 1st for the previous calendar year, one (1)
2 month after the May 1st deadline for the benchmarking report submission. Data Verification may
3 be submitted at the same time as the annual benchmarking report.

4 (b) Data Verification is mandatory for each calendar year of benchmarking energy, water
5 usage and all waste disposal, including e-waste.

6 (c) Data Verifier must be a third-party. Data Verifier cannot be a building owner or
7 employee of the building owner. Data Verifier cannot be the building owner's designee
8 (Benchmarking services company), or an employee of that designee, who prepared or submitted
9 information in ESPM for that particular year needing to be verified.

10 (d) The Office of Building Performance shall establish a data verification procedure and
11 publish it on the city's website.

12 **SECTION FOUR. Transparency and Publishing data center information**

13 In order for the city to achieve transparency the Building Division commits to the following
14 reporting requirements and transparency measures.

15 A. Annual Report: By December 31st, a summary report of the previous calendar year on
16 the benchmarking of data centers, summary energy and water consumption, waste and
17 noise generation, statistics and trends observed, including an assessment of changes
18 across the data center portfolio over time, if applicable. The commissioner's summary
19 report, mandated by this subsection, will include a data center's metrics, which could be
20 PUE or any other metrics.

21 B. Violation Reporting: The Commissioner upon verifying the initial findings of a data
22 center violation shall within forty-eight (48) hours post to the city's website a preliminary
23 report, to contain the following information:

- 1 a. The alleged violation;
- 2 b. Investigation or Enforcement Status;
- 3 c. Appeals Process;
- 4 d. Other information deemed necessary or otherwise relevant by the Commissioner.
- 5 C. All reported benchmarking information and reports on a data center obtained from any
- 6 benchmarking submittal, shall be available to the public, without restriction, unless the
- 7 owner specifically requests confidentiality and is able to demonstrate to the satisfaction
- 8 of the Commissioner that the release of such information would divulge confidential
- 9 information that is otherwise protected from disclosure by law. Any such request shall
- 10 state, with specificity, the source of law giving rise to the purported disclosure protection.
- 11 D. The city may provide non-anonymized data from benchmarking submissions to any
- 12 utility provider serving a covered building or to any federal, state, or city-managed
- 13 energy efficiency program.
- 14 E. The city may disclose non-anonymized data from benchmarking submissions to a third
- 15 party for academic or other non-commercial research purposes.
- 16 F. The city may publish non-anonymized data from benchmarking submissions for
- 17 academic or other research purposes.

18 **SECTION SIX. Maintenance of Records**

- 19 (a) Owners of the data center shall maintain all records that are necessary for demonstrating
- 20 compliance with this article, including but not limited to, the energy, water bills, waste
- 21 records, noise, heat monitoring and any reports or forms received from tenants, utilities,
- 22 or state and federal agencies. All such records shall be preserved for a period of four

1 years from the applicable submission date. At the request of the Commissioner, such
2 records shall be made available for inspection and audit by the Commissioner.

3 (b) When a data center changes ownership, the previous owner shall provide the new owner
4 all information for the months of the calendar year being benchmarked during the time
5 the previous owner was still in possession of the property. If the previous owner fails to
6 provide all necessary information and documents, they are subject to penalties by the
7 Commissioner.

8 **SECTION SEVEN. Noise Monitoring requirements** (Use from Data Centers Resolution draft)

9 (a) Not be issued a nuisance letter by the Health Commissioner, and shall maintain compliance
10 with the City noise ordinance 68130 (Chapter 15.51 of the City's Revised Code of Ordinances),

11 (b) Standard Data Centers and Major Data Centers shall annually provide to the Health
12 Commissioner a third-party report, created by an entity acceptable to the Commissioner, of noise
13 emissions including baseline dBA, dBC, nighttime hours, daytime hours, and during backup
14 generation use to verify compliance with relevant standards. The first annual report shall occur
15 within thirty (30) days of the commencement of operation. Readings should be taken at the
16 parcel line of all joining parcels or parcels directly across a street or alley from the parcel
17 containing the data center. The report shall include levels of low-frequency sounds emanating
18 from the site.

19 (c) Failure to comply with these requirements could risk revocation of an occupancy permit.

20 (d) Owners may apply for a variance is baseline measurements, as measured from the parcel line,
21 are out of compliance with relevant ordinances. And shall work with the Office of Building
22 Performance and Health Department to show appropriate documentation and cause necessitating
23 a variance.

1 **SECTION EIGHT. Violations and Enforcement**

2 Any person who fails to comply with any benchmarking information submittal
3 requirement mandated by this Chapter or misrepresents any material fact in a document or report
4 prepared as required by this Chapter shall result in the following:

5 (1) A written warning shall be issued by the Commissioner to any owner who fails to submit any
6 required reports. Such warning letter shall be effective on the date of issuance and shall be
7 mailed to the owner's last known address as determined by city record. It is the Owner's, or
8 previous Owner's responsibility to notify the Commissioner of change of address and/or change
9 of ownership.

10 (2) In the event required reporting is not completed within sixty (60) days of the date the written
11 warning is issued, said failure shall constitute an offense and shall be punishable, upon
12 conviction, a fine not less than one dollar nor more than five hundred dollars. Each day failure to
13 report continues shall constitute a separate offense.

14 (3) Additional available remedies. If any person violates the provisions of this article, the City
15 Counselor's Office may initiate an action for legal or equitable relief in any court with
16 appropriate jurisdiction. A petition for legal or equitable relief shall not be a bar against, or a
17 prerequisite for, taking any other action against any person.

18 (4) Nonexclusively. The remedies provided for in this article are not exclusive. The
19 Commissioner may take any, all, or combination of these actions, or any other action available at
20 law, against any person.

21 **SECTION NINE. Rules.**

22 The Commissioner may promulgate such rules as are necessary to carry out the provisions of this
23 Chapter.

1 **SECTION TEN.** Severability.

2 If any section, subsection, sentence, clause, phrase or other portion of this article is for any
3 reason declared unconstitutional or invalid, in whole or in part, by any court of competent
4 jurisdiction, such portion shall be deemed severable, and such unconstitutionality or invalidity
5 shall not affect the validity of the remaining portions of this article, which remaining portions
6 shall continue in full force and effect.

Summary
Board Bill Number 49
Alderman Anne Schweitzer
June 18, 2026

An Ordinance recommended by the Planning Commission amending the Zoning Code to add Section 26.77 creating comprehensive zoning regulations for Data Centers. Approved by the Planning Commission on June 10, 2026; and containing a severability clause.

**BOARD BILL NUMBER 49 INTRODUCED BY ALDERWOMAN ANNE SCHWEITZER
COSPONSORS: ALDERWOMAN ALISHA SONNIER/ALDERWOMAN SHAMEEMCLARK-HUBBARD**

1 An Ordinance recommended by the Planning Commission amending the Zoning Code to add
2 Section 26.77 creating comprehensive zoning regulations for Data Centers. Approved by the
3 Planning Commission on June 10, 2026; and containing a severability clause.

4 **WHEREAS**, data centers are a unique land use that requires specialized zoning regulation to
5 protect the health, safety, and general welfare of the City of St. Louis; and

6 **WHEREAS**, data centers do not currently have a definition in the City’s Zoning Code, and had
7 historically been regulated as “office” or “warehousing;” and

8 **WHEREAS**, a new zoning definition will allow for specific regulations to be applied to data
9 centers; and

10 **WHEREAS**, data centers can have many impacts on surrounding properties and residents through
11 emissions of noise, heat, and air pollution; and

12 **WHEREAS**, data centers can also strain local infrastructure if not appropriately designed or their
13 impacts are not appropriately mitigated through investment in local infrastructure; and

14 **WHEREAS**, the immense power demands of data centers may conflict with adopted elements of
15 the City’s Comprehensive Plan if not met sufficiently through renewable power sources and
16 protections from local pollutants.

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

18 That by and through this ordinance entitled “Data Center Environmental Impact Monitoring”, this
19 Board seeks to establish that verified energy consumption, water usage, e-waste generation, air

1 emissions, noise emissions, use of generators, heat impact reports, and hazardous material
 2 management reports are required for data center buildings or similar uses within its jurisdiction,
 3 as follows:

4 **SECTION ONE.** The following Section 26.04.010 Title, of Chapter 26.04 is hereby amended to
 5 include 26.77 Data Centers.

6 **26.77.010 Title.**

7 Chapters 26.04 through 26.100 shall be known and cited as "the Zoning Code" and shall consist
 8 of the following chapters:

Chapter	Description
26.04	Citation and Purposes
26.08	Zoning Definitions
26.12	Zoning Districts and Boundaries
26.16	General Zoning Regulations
26.20	"A" Single-Family Dwelling District
26.24	"B" Two-Family Dwelling District
26.28	"C Multiple-Family Dwelling District"
26.32	"D" Multiple-Family Dwelling District
26.36	"E" Multiple-Family Dwelling District
26.40	"F Neighborhood Commercial District"
26.44	"G" Local Commercial and Office District
26.48	"H" Area Commercial District
26.52	"I" Central Business District
26.56	"J" Industrial District
26.60	"K" Unrestricted District
26.64	"L" Jefferson Memorial District
26.66	Bed and Breakfast Districts
26.68	Comprehensive Sign Control Regulations
26.70	Marijuana Uses
26.72	Regulated Uses
26.73	Special Use Districts
26.74	Off-Street Parking and Loading in Dwelling Districts
26.75	Special Residential Uses
26.76	Short-Term Rentals

26.77	Data Centers
26.80	Use, Height, and Area Exceptions
26.82	Form-Based Districts
26.84	Board of Adjustment
26.88	Zoning Administrator
26.92	Changes and Amendments
26.96	Plats, Certificates of Occupancy, and Survey Fees
26.98	Fee Schedule
26.100	Violations

1 **SECTION TWO.** The following definition(s) are hereby added to Chapter 26.08 of the Revised
2 Code:

3 **26.08.109 - Data Center; Backup Generators; Baseline Noise Level; Cool Roof; Data Center,**
4 **Major; Data Center, Micro; Data Center, Standard; District Energy System; Green Roof;**
5 **Local Renewable Energy Credits (RECs); Maximum Power Demand; Public Impact**
6 **Agreement; Renewable Energy; Server Room; Transit Center. See Chapter 26.77 for**
7 **definitions.**

8 **SECTION THREE.** The following new Chapter, pertaining to Data Centers, to be codified as
9 Chapter 26.77 of the Revised Code, is hereby added to Title 26 of the Zoning Code:

10 **Chapter 26.77 Data Centers**

11 **26.77.010 Purpose.**

12 The purpose and intent of this Chapter 26.77, Data Centers, is to define and address the
13 location, establishment, application requirements, and standard conditions for data centers
14 in order to ensure the health, safety, and general welfare of the residents of the City of St.
15 Louis. This chapter seeks to allow for responsible, predictable development of data centers
16 and associated infrastructure, to encourage best practices, limit negative impacts, and
17 establish a foundation for monitoring and accountability.

1 **26.77.020 Definitions.**

- 2 1. **Backup Generators:** Backup Generators means engines that are designed to be used for
3 utility power outages to provide continuous electricity, preventing data loss, and service
4 disruption.
- 5 2. **Baseline Noise Level:** Baseline noise level means a measure of noise, taken at the property
6 line pre-application, that establishes dBA and dBC noise levels averaged over a 60-minute
7 measurement period. Measurements shall include daytime levels (e.g., taken between 7:00
8 a.m. and 1:00 p.m.) and nighttime levels (i.e., taken between 10:00 p.m. and 7:00 a.m.).
- 9 3. **Cool Roof:** Cool Roof means a roofing system designed to reflect more sunlight and emit
10 absorbed heat with a minimum Solar Reflectance Index of 90.
- 11 4. **Data Center:** Data Center means a facility used primarily for the storage, management,
12 processing, and transmission of digital data and that houses computer or network
13 equipment, systems, servers, appliances, and other associated components related to digital
14 data storage, processing, and related operations. Data center uses include data storage
15 facilities, server farms, artificial intelligence training or processing, image processing,
16 cloud computing, email servicing, and similar uses. A Data Center may be a primary or
17 secondary use.
- 18 5. **Data Center, Major:** Major Data Center means a data center with square footage greater
19 than 250,000 and less than 500,000, or with a Maximum Power Demand of 30 megawatts
20 or more.
- 21 6. **Data Center, Micro:** Micro Data Center means a data center with square footage less than
22 10,000 gross square feet and Maximum Power Demand less than 5 megawatts.

- 1 7. **Data Center, Standard:** Standard Data Center means a data center with square footage of
2 more than 10,000 gross square feet and less than 250,000, and Maximum Power Demand
3 of more than 5 megawatts but less than 30 megawatts.
- 4 8. **District Energy System:** District Energy System means the Downtown Steam Distribution
5 System and/or the planned Chilled Water Loop.
- 6 9. **Green Roof:** Green Roof means a vegetated roofing system which is functionally
7 integrated onto a roof area.
- 8 10. **Local Renewable Energy Credits (RECs):** Local RECs means bundled RECs generated
9 by renewable energy facilities located within the utility service territory, the State of
10 Missouri, or the MISO region, and retired on behalf of the facility.
- 11 11. **Maximum Power Demand:** Maximum Power Demand means the facility’s highest level
12 of connected electricity load for critical IT and building systems and equipment, as set by
13 a single contract with an electric service provider.
- 14 12. **Public Impact Agreement:** Public Impact Agreement means a binding contract for the
15 purpose of protecting the health, safety, and welfare of the residents of the City.
- 16 13. **Renewable Energy:** Renewable Energy means energy derived from wind, solar,
17 geothermal, or other non-depleting sources of renewable energy.
- 18 14. **Server Room:** Server room means an accessory facility with less than 1 megawatt in
19 Maximum Power Demand that supports routine functions of the primary use. Server rooms
20 are not subject to the requirements of this Chapter 26.77.

1 15. **Transit Center:** Transit Center means a location where Metro operates a major hub for
 2 MetroBus and/or MetroLink stops as identified by their System Maps. Individual bus stops
 3 are not Transit Centers.

4 **26.77.030. Use Table.**

5 The following Use Table lists how Data Centers are regulated in the various existing zoning
 6 districts. Within the table, the user can identify the type of Data Center and how the facility
 7 is regulated under each zone, thus identifying whether the use is Permitted (P), whether it
 8 requires a Conditional Use Permit (C), or whether it is prohibited (NA).

Use	A - E	F	G	H	I	J	K	L
Micro Data Center	NA	NA	NA	C	C	C	C	C
Standard Data Center	NA	NA	NA	NA	C	C	C	NA
Major Data Center	NA	NA	NA	NA	NA	NA	C	NA

9
 10 **26.77.040 Application Requirements.**

11 A. An applicant seeking a permit for any new data center or expansion must include the
 12 following information as part of their application submission:

- 13 1. The classification of the proposed data center (i.e., Micro, Standard, or Major).
- 14 2. Elevations and interior floor plans indicating areas dedicated to data center
 15 functions and areas planned for other uses (e.g., office, retail, research, etc.), if
 16 relevant. Elevations shall include indications of exterior building materials, as well
 17 as images and descriptions of adjacent building materials.

- 1 3. Site plan clearly identifying the building and its square footage, the location of
2 Backup Generators and cooling equipment, fuel storage and fuel type, parking,
3 landscaping, overhead power (e.g., transmission, distribution lines), on-site battery
4 storage and battery type, on-site substations, any on-site power generation (e.g.,
5 solar, wind, etc.), other noise and light-emitting structure and equipment, and any
6 additional critical infrastructure or equipment.
- 7 4. Clear annotation, on the site plan or a separate drawing, denoting setbacks for Data
8 Center buildings, Backup Generators, and other noise- and light-emitting
9 infrastructure.
- 10 5. Megawattage of Maximum Power Demand.
- 11 6. The facility's proposed cooling system, sources of energy, and whether the facility
12 plans to provide its own energy, or to meet its power demands through renewable
13 sources.
- 14 7. A scope, schedule, and budget for implementation of the renewable energy
15 threshold.
- 16 8. Whether the applicant has executed an Interconnection Study Agreement,
17 Construction Agreement, and/or Electric Service Agreement with an electric
18 service provider and/or has proof of on-site, connected-to-the-grid or behind-the-
19 meter generation that demonstrates how the applicant will meet renewable energy
20 thresholds. If so, the applicant shall provide a copy in their application.

21 B. An applicant seeking a permit for any Standard Data Center or Major Data Center must
22 also include the following information:

- 1 1. Anticipated end users of the data center, and purpose of the proposed facility, such
2 as: data storage; cloud computing; general artificial intelligence; cryptocurrency
3 mining; surveillance; large language model training; or other business applications.
- 4 2. Map indicating the location of any new substations or substation upgrades required
5 for the data center, and the location of new power lines serving the proposed data
6 center. (Any on-site power generation, outside of renewable and backup power
7 sources, shall be prohibited.)
- 8 3. The number, size, fuel source, and anticipated testing schedule for Backup
9 Generators.
- 10 4. An assessment of any flood risk to the proposed site, and planned mitigation efforts.
- 11 5. The expected timeline for commencing construction and operation of the facility.
- 12 6. Baseline noise levels, expected noise levels to be generated by the proposed
13 facility’s cooling systems, turbines, load banks, and Backup Generators, a proposed
14 testing schedule designed to minimize air quality problems and noise impacts, and
15 the proposed facility’s planned sound attenuation and noise reduction measures to
16 limit the emission of noise and prevent disturbances to nearby residents.
- 17 7. Fire detection and suppression systems that will be installed at the proposed facility.
- 18 8. Whether the user plans to participate in any renewable energy or virtual power plant
19 program, have any onsite renewable energy generation and/or storage, or purchase
20 any Renewable Energy Credits (RECs).

1 9. Anticipated annual water use and anticipated or committed Power Usage
2 Effectiveness (PUE) and Water Usage Effectiveness (WUE) for both peak and
3 average annual demand.

4 10. Intent to participate in the state’s sales tax exemption program.

5 11. If new construction, whether and how the proposed facility building’s facade,
6 height, massing, and orientation will be designed to be compatible with adjacent
7 properties and the surrounding area.

8 C. An applicant seeking a conditional use permit for any Major Data Center must also include
9 the following information:

10 1. A detailed description of sources and uses of financing for the development.

11 2. Any community benefits offered by the proposed facility or its operators.

12 3. An environmental impact report prepared by a third-party professional
13 environmental engineer describing:

14 a. Anticipated emissions, and air and water quality impacts, and any plans to
15 mitigate impacts;

16 b. Anticipated heat emissions and heat plumes generated by the proposed
17 facility, and any plans to mitigate impacts; and

18 c. Anticipated stormwater impacts and mitigation.

19 4. An economic impact report prepared by a third-party credentialed professional
20 entity describing:

21 a. The amount of tax revenue local taxing jurisdictions are anticipated to
22 receive as a result of the proposed development; and

1 b. The number of construction jobs and permanent jobs associated with the
2 data center.

3 5. Plans to remove infrastructure and equipment from the site should the data center
4 cease operation.

5 6. A letter of attestation from the electricity provider describing any impacts to
6 ratepayers or grid reliability of required new power generation or other
7 infrastructure upgrades to serve the project.

8 7. Documentation of having advertised and held at least one meeting with community
9 members during which project information is shared, feedback is invited, and
10 questions are answered. All information and documents presented at such a meeting
11 shall be made publicly available and must be submitted during the application
12 process.

13 a. Advertisement: Such a meeting is to be advertised no fewer than 15 days
14 prior to the meeting's date, with notification provided by email to all
15 Registered Neighborhood Organizations having a geographical boundary
16 within a one mile radius of the proposed data center; by email to all
17 Neighborhood Improvement Specialists; by email to relevant City
18 departments and agencies (i.e., Planning & Urban Design Agency, Health
19 Department, Zoning Section of the Building Division, St. Louis
20 Development Corporation); by mail to all residents and property owners
21 within a 1,000 foot radius of the subject property; and by email to all state

1 and local elected officials representing residents of the surrounding 1 mile
2 of the proposed location.

3 b. Meeting: The meeting shall include a presentation of project details required
4 for application, commitments to mitigate impacts to residents and to the
5 environment, and a question and answer period. All major areas of
6 community concern, questions, and feedback shall be documented and
7 provided to the City as part of the application.

8 c. Feedback Period: During a minimum of 30 days following the Meeting, the
9 applicant shall invite and document community feedback. Applications
10 shall not be submitted within a minimum of 30 day Feedback Period.

11 D. In the event that an applicant is unable to provide any of the above information, the
12 applicant shall, in writing as part of their application, indicate that they are unable to
13 provide the information and also describe the reason this information cannot be provided.
14 It shall be acceptable to exclude required information if it is confidential according to state
15 or federal law.

16 **26.77.050 Site Requirements, Design Requirements, and Standard Conditions.**

17 Data Centers shall comply with the following site requirements, design requirements and
18 standard conditions:

19 a. Location Requirements

20 i. Data Center buildings, Backup Generators, and other associated noise- or
21 light-emitting infrastructure shall have the following setbacks from the lot
22 lines of parcels zoned A, B, C, D, E, F, and G, parcels containing a light

1 rail station or transit center, and parcels containing a school or public park:

- 2 1. 150 feet for Micro Data Centers;
- 3 2. 300 feet for Standards Data Centers; and
- 4 3. 600 feet for Major Data Centers.

5 ii. Data Centers may only be permitted if their location substantially aligns
6 with the Strategic Land Use Plan of the City's Comprehensive Plan.

7 b. Area Standards

8 i. The facility shall comply with the Height and Setback limitations of the
9 underlying zoning district.

10 ii. The facility shall provide 1 off-street parking space for every 5 permanent
11 employees.

12 iii. In the H, I, and L Districts:

13 1. A new Data Center within a building within 300 feet of an existing
14 Data Center may only be allowed if the data center use comprises
15 less than 30 percent of the gross square footage of a structure. Data
16 Center uses on the same parcel as the proposed new Data Center
17 do not trigger this 30 percent cap.

18 2. At least 50 percent of the gross ground floor area of any building
19 with street frontage shall be reserved for active uses such as office,
20 retail, institutional uses, and residential amenities, and shall not be
21 used for inside storage or vehicle parking. For the purposes of this
22 section, a building with street frontage is any building located

1 within 50 feet of a street right-of-way line.

2 c. Noise and Vibration Controls

- 3 i. The facility shall have no unabated nuisance violations.
- 4 ii. The facility shall be subject to provisions of Ordinance 68130 or its
5 successor.
- 6 iii. Noise levels shall not exceed 5 dBC above the Baseline Noise Levels, as
7 measured from the property line, as reported prior in the application,
8 during standard operation. If Baseline Noise Levels exceed what is
9 permitted by the noise ordinance (Ordinance 68130), or if the noise
10 ordinance does not establish a specific dBA level for the relevant zoning
11 district, then noise levels shall not exceed 5 dBA or dBC above the
12 Baseline Noise Levels.

13 d. Building Systems & Equipment Design & Screening

- 14 i. The building shall be designed and operated with a Cool Roof, Green
15 Roof, or rooftop photovoltaic solar panels to reduce urban heat impacts.
- 16 ii. All exterior equipment and equipment areas shall be visually screened in
17 order to limit visibility from the right of way, adjoining parcels, and
18 nearby thoroughfares or highways.
- 19 iii. Noise-emitting equipment, such as Backup Generators, shall be physically
20 enclosed within acoustically treated structures and placed away from
21 primary frontages.
- 22 iv. All exterior and rooftop cooling equipment, and any other infrastructure to

1 provide a visual and acoustic barrier from the property line and
2 surrounding area, shall be enclosed or screened. Enclosures and screens
3 shall be opaque to obstruct from view and reduce frequency and
4 vibrations.

5 v. On-site fuel storage shall be visually and physically screened, and set back
6 at least 20 feet from the property line.

7 e. Site & Urban Design Standards

8 i. All principal and accessory structures and energy systems associated with
9 a Data Center shall be arranged, designed, and constructed to be
10 harmonious and compatible with the site and with the surrounding
11 properties. Data Centers that visually approximate commercial office
12 buildings are encouraged. All Backup Generators and other external
13 equipment shall be located to the side or rear of the Data Center building.

14 ii. Properties shall be well landscaped. A tree lawn not less than 3 feet in
15 width along all public streets shall be required where setbacks,
16 underground infrastructure, and available right of way make it practicable,
17 and where this subsection does not conflict with streetscaping designs or
18 plans of the Board of Public Service, a Community Improvement District,
19 or other formal political subdivision or tax district in which the Data
20 Center is located. Street trees shall be installed in the tree lawn, between
21 the public sidewalk and public street, when the tree lawn has sufficient
22 width, or street trees with grates shall be installed in public sidewalks

1 where the sidewalk has sufficient width with a maximum of 25 feet
2 between trees. All street trees shall be irrigated. In the K district, Data
3 Centers may install a landscape berm as an alternative to a tree lawn.
4 Additional landscaping requirements may be included in a Public Impact
5 Agreement.

6 iii. Surface parking shall be placed at the rear or side of the building and shall
7 not extend beyond the established building line.

8 iv. Primary structures shall include these design features:

9 1. Windows, doors, or similar fenestration shall be distributed both
10 horizontally and vertically and comprise at least 30 percent of the
11 façades.

12 2. Glass transparency on windows shall be greater than 80 percent.
13 Faux windows and covered windows are prohibited.

14 3. Signs must meet the requirements of the underlying code.

15 4. At least one main entrance that projects or is recessed from the
16 main building plane, and is differentiated from the remainder of
17 the building façade, is required.

18 5. Exterior materials shall be compatible in type and texture with the
19 dominant materials of adjacent buildings. Artificial masonry, EIFS,
20 and cementitious fiberboard are not permitted.

21 6. All loading and unloading areas, including overhead doors, shall
22 be oriented towards the side or rear property lines away from

1 public roadways. Loading docks are not permitted in the front or
2 street side yards and shall not be oriented towards the front
3 property line.

4 7. Projects located in local historic or form-based districts are subject
5 to the design standards of that district.

6 f. Water Responsibility

7 i. The facility shall not operate with a cooling system that solely relies on
8 Evaporative Cooling. Evaporative Cooling means a highly water-intensive
9 process that uses water evaporation to cool air for the facility's
10 temperature regulation.

11 ii. The facility shall achieve and maintain compliance with all wastewater
12 discharge standards set by the Metropolitan St. Louis Sewer District.

13 iii. Applicants for Standard and Major Data Centers shall enter into written
14 agreement(s) with the St. Louis City Water Division to:

15 iv. Fund any and all fees required for data centers or new large load users that
16 could be identified out of a cost of service study prior to receiving a
17 building permit.

18 v. Fund any and all system impact fees required for data centers or new large
19 load users that could be identified out of a cost of service study including
20 the cost of a hydraulic model study and rectifying any detrimental impact
21 on existing customers determined by the study prior to receiving a
22 building permit. Prior to a cost of service study's completion, an

1 agreement may also establish a short-term rate.

2 g. Backup Power Systems

- 3 i. All Data Center applicants are encouraged to minimize the use of diesel,
4 and maximize the use of batteries or natural gas as backup power sources.
- 5 ii. Except for Backup Generator testing or commissioning activities, Backup
6 Generator use is limited to backup/emergency use only. Backup
7 Generators may never be used as a general operating power source for
8 day-to-day operation of the facility. The facility may not commence
9 operation until complete electric service is provided to the site, and
10 Backup Generators may not be used as a power source in the event of a
11 delay in electric service.
- 12 iii. Backup Generators shall be fully enclosed within the primary structure or
13 an exterior structure, except for penetrations necessary for the safe and
14 lawful operation, maintenance, or testing of the generator and its
15 supporting systems, including but not limited to intake air, exhaust,
16 cooling, fuel, fluid and electrical connections.
- 17 iv. Backup Generators shall utilize the cleanest certified emissions tier.
18 Certificates of Conformity demonstrating Tier 4 / NSPS Subpart IIII
19 requirements (if diesel), or level of certification (if not diesel), of all
20 equipment shall be provided prior to any such equipment's testing or use.
- 21 v. Backup Generators shall meet the performance requirements of the most
22 recent National Fire Protection Association (NFPA) standards for

1 Emergency and Standby Power Systems.

2 vi. Backup Generators shall be tested only between 10am and 5pm, Monday
3 through Friday.

4 vii. Backup Generators shall not be tested on days when the St. Louis Air
5 Quality Index (AQI) is above 50.

6 h. Environment, Energy & Infrastructure Standards

7 i. As practicable, facilities shall achieve and maintain LEED certification or
8 certification through a similar green building program for the direction of
9 the data center's operation.

10 ii. Facilities shall achieve and maintain a peak Power Usage Effectiveness
11 (PUE) of 1.35 or better.

12 iii. Facilities shall dispose of all electronic waste in an environmentally
13 appropriate manner through the duration of the data center's operation,
14 and maintain an active contract with an R2-certified (Responsible
15 Recycling) or e-Steward certified contractor.

16 iv. Facilities shall not commence operation until a letter verifying adequate
17 power capacity and infrastructure to serve the facility is provided by an
18 electric service utility.

19 v. Facilities shall connect to District Energy Systems if located within 50
20 lineal feet of an existing District Energy System line existing at the time of
21 submission for zoning approval.

22 vi. Facilities shall not commence operation until a District Energy Willing to

1 Serve letter from a district energy provider is provided. Such a letter shall
2 confirm the system is prepared to extend service to the site, or serve as a
3 written waiver explaining why extension is not feasible.

4 vii. Facilities shall, when feasible, use battery storage for electrical load for
5 ancillary, non- data processing uses such as lighting and outlets in an
6 adjacent office space.

7 viii. All outdoor lighting shall meet the standards of the Dark Sky Initiative or
8 other Bird City recommendations to reduce light pollution.

9 ix. Facilities shall ensure any heat plumes created by the facility are
10 adequately dispersed at the property line to avoid adverse impacts on the
11 health or well-being of individuals outside of the property.

12 x. Standard and Major Data Centers:

13 1. Before an occupancy permit is issued, facilities shall demonstrate
14 their ability to begin operation with a minimum of 50 percent of
15 their anticipated annual electricity use from renewable energy
16 through the electric utility’s renewable energy programs, PSC-
17 approved large-load renewable energy programs, clean energy
18 riders, and/or onsite and/or behind-the-meter renewable energy
19 generation and storage, including participation in virtual power
20 plant programs. No more than 50 percent of this requirement may
21 be fulfilled through Local RECS.

22 2. Facilities shall achieve and maintain 95 percent of annual

1 electricity consumption from renewable energy by the end of its
2 10th year in operation through the electric utility's renewable
3 energy programs, PSC-approved large-load renewable energy
4 programs, clean energy riders, and/or onsite renewable energy
5 generation and storage, including participation in virtual power
6 plant programs. Up to 25 percent of this requirement may be
7 fulfilled through Local RECS at any point.

8 3. For each megawatt-hour of annual electricity consumption by
9 which the facility fails to meet the applicable renewable energy
10 requirement, the facility shall be subject to a noncompliance
11 penalty of 125 percent of the market rate for a bundled, retired
12 REC from the MISO region until the shortfall is cured.

13 i. Reporting Requirements for Standard and Major Data Centers

14 i. Facilities shall comply with all applicable environmental, energy, water,
15 and other reporting requirements established by the City.

16 ii. The interim reporting requirements established under subsection (iii) shall
17 expire and be of no further force or effect upon the effective date of a City
18 ordinance governing Data Center Environmental Impact Monitoring.

19 iii. The following interim reporting requirements shall apply to Standard and
20 Major Data Centers:

21 1. Energy: Annually report the total energy consumption of the
22 facility to the Office of Building Performance, with copy to the

1 Zoning Administrator.

2 2. Noise: Annually provide a report to the Health

3 Director/Commissioner (or his/her designee), with copy to the

4 Zoning Administrator, a third-party report, created by an entity

5 acceptable to the Health Director/Commissioner, of noise

6 emissions to verify compliance with relevant standards and

7 identify other issues and mitigation strategies. The first annual

8 report shall occur within 30 days of the data center commencing

9 operation. Subsequent annual reports shall reflect readings taken

10 between the months of June and August, and submitted by

11 September 30. Readings should be taken at the parcel line of all

12 joining parcels or parcels directly across a street or alley from the

13 parcel containing the data center, and shall compare noise levels to

14 daytime and nighttime Baseline Noise Levels. The report shall

15 include a measure of both dBA and dBC sound levels.

16 3. Heat Impacts: Annually report waste heat rejected to the outdoor

17 environment to the Executive Director of the Planning and Urban

18 Design Agency or his/her designee, with copy to the Zoning

19 Administrator, the quantity of waste heat recovered or reused, and

20 the dispersion of heat plumes during summer design conditions or

21 the hottest days of observation in order to assess urban heat

22 impacts and mitigation strategies.

- 1 4. Renewable Energy: Provide an annual report verifying compliance
2 with relevant requirements to the Executive Director of the
3 Planning and Urban Design Agency or his/her designee, with copy
4 to the Zoning Administrator, no later than July 30 of each year.
- 5 5. Air Quality: All reports to the Missouri Department of Natural
6 Resources verifying compliance with Clean Air Act and Air Permit
7 standards, including the actual testing schedule for Backup
8 Generators during the reported period, shall be shared, via copy, to
9 the Health Commissioner or his/her designee.

10 j. Public Impact Agreement – Major Data Center

- 11 i. When approving a conditional use permit for a Major Data Center, the
12 Board of Public Service shall, as an additional condition necessary to
13 ensure the use complies with the standards of Section 26.80.010,
14 subsection E, require the applicant to enter into a Public Impact
15 Agreement with the City. The Director of Public Utilities, or other
16 departmental director serving on the Board of Public Service who is
17 designated by the Board of Public Service, is authorized to execute on
18 behalf of the City the Public Impact Agreement in accordance with this
19 Chapter. A copy of the executed Public Impact Agreement shall be
20 provided to the Building Commissioner, with a copy to the Zoning
21 Administrator, before a building permit is granted. If the Board of Public
22 Service determines that an event constituting default of the Public Impact

1 Agreement has occurred, it may revoke the conditional use permit in
2 accordance with the procedure in Section 26.100.030.

3 ii. The contents of the Public Impact Agreement shall be determined based on
4 the site-specific context of the Major Data Center and its anticipated
5 impact on adjacent parcels, occupants and public infrastructure. For the
6 purpose of protecting the health, safety, and welfare of the surrounding
7 community and residents of the City, the contents of the Public Impact
8 Agreement may address issues, including but not limited to:

- 9 1. Providing tangible benefits to the community by mitigating site-
10 specific impacts on adjacent land use, public infrastructure and the
11 general welfare, such as: noise; air quality; energy usage, including
12 the percentage of energy derived from clean energy sources; water
13 usage; and wastewater treatment and disposal. Benefits to the
14 community:
- 15 2. May be in the form of the dedication of lands for public use or
16 impact fees; and
- 17 3. Must be related to the Data Center development activities that are
18 the subject of the application; and
- 19 4. Must be supported by an individualized determination that the
20 benefit to the community is roughly proportional in scale to the
21 impact being addressed. The individualized determination shall be
22 made by the Board of Public Service, or a departmental director

1 serving on the Board of Public Service designated by the Board of
2 Public Service.

3 5. Additional provisions related to site design, as determined by the
4 Board of Public Service to satisfy the standards of Section
5 26.80.010, subsection E, and which address site design aspects of
6 the Data Center such as: Landscaping; Buffer, screening and
7 fencing; Exterior lighting; Thermal heat mitigation; Cooling
8 systems; and Backup Generators.

9 6. Long-term operational commitments, such as: Noise testing;
10 Electronic waste disposal; Decommissioning; Community
11 feedback and engagement commitments before and during
12 operations; and Emergency management.

13 7. Enforcement, including that the agreement may be enforced by
14 revocation of the applicant's conditional use permit and other
15 remedies available at law.

16 iii. The requirements contained in this Chapter applicable to Major Data
17 Centers shall be considered minimum standards which may be modified
18 upon mutual agreement of the City and the applicant.

19 iv. No provision in a Public Impact Agreement shall be construed as a binding
20 promise by the City to refrain from independent exercise and enforcement
21 of the Zoning Code.

22 v. The Public Impact Agreement shall be approved by the Board of Public

1 Service and by resolution of the Board of Aldermen prior to the granting
2 of a building permit.

3 vi. Public comment on the Public Impact Agreement must be accepted during
4 the conditional use hearing process prior to the approval by the Board of
5 Public Service and by the Board of Aldermen.

6 **26.77.060 Applicability.**

7 Unless expressly stated otherwise, Data Centers shall demonstrate compliance with the
8 standards in this Chapter before modifications to the property or building are made as set
9 forth below:

- 10 a. New Facility. Full compliance is required for new Data Centers.
- 11 b. Expansions. Full compliance is required for any enlargements, structural
12 alterations, or changes in data center classification (i.e., Micro, Standard, or Major).
- 13 c. Expansions of Existing Nonconforming Uses and/or Nonconforming Structures.
14 Full compliance is required for any enlargements or structural alterations of
15 Existing Nonconforming Structures and/or Nonconforming Uses as defined in
16 Section 26.08-330-26.08.331. Enlargement shall include an increase in Backup
17 Generator capacity.
- 18 d. Existing Facilities and Previously Approved Facilities. Subject to the provisions of
19 subsection (b), any Data Center lawfully in use or approved by conditional use
20 permit as of the Effective Date of this Chapter shall be considered an existing
21 Nonconforming Use and/or Nonconforming Structure as defined in Section
22 26.08.330-26.08.331 and may be continued without regard to the provisions of this

1 Chapter, except that discontinuation of the lawful Data Center shall be subject to
2 the provisions outlined in 26.16.060. Conditional use permits approved prior to the
3 effective date of this Ordinance shall be subject to the standard provisions outlined
4 in 26.80.010.D.5.

5 **26.77.070 Application Review Process.**

6 The Zoning Administrator shall provide application materials for any Standard or Major
7 Data Center to the Executive Director of the Planning & Urban Design Agency, the
8 Commissioner of Health, the Fire Marshall, the Department of Public Utilities, including
9 its Water Division, the St. Louis Metropolitan Sewer District, relevant district energy
10 service providers, and the Office of Building Performance. Upon receipt of materials, these
11 entities shall then have no less than 30 days to review and provide findings and
12 recommendations to the Zoning Administrator before a recommendation is submitted to
13 the Board of Public Service. Review by relevant parties may occur in parallel.

14 **26.77.080 Deadline for Review.**

15 The Planning Commission of the City of St. Louis shall take up review of this Chapter no
16 later than 2 years from the Effective Date of this Chapter 26.77 in order to determine
17 necessary changes that respond to evolutions in technology or increased understanding of
18 impacts and opportunities. This review will include an assessment of renewable energy
19 supply and compliance pathways, and an assessment of megawattage thresholds between
20 data center classifications. This requirement for review is directory and not mandatory. The
21 failure of the Planning Commission to conduct the review within the timeframe prescribed

1 herein shall not invalidate, impair, or otherwise affect the legal enforceability, validity, or
2 operation of this Chapter.

3 **SECTION FOUR. Severability Clause.**

4 It is hereby declared to be the intention of the Board of Aldermen that each, and every part,
5 section and subsection of this Ordinance shall be separate and severable from each, and
6 every other part, section, and subsection hereof and that the Board of Aldermen intends to
7 adopt each said part, section, and subsection separately and independently of any other
8 part, section, and subsection. In the event that any part, section, or subsection of this
9 Ordinance shall be determined to be or to have been unlawful or unconstitutional, the
10 remaining parts, sections, and subsections shall be and remain in full force and effect,
11 unless the court making such finding shall determine that the valid portions standing alone
12 are incomplete and are incapable of being executed in accordance with the legislative
13 intent.

14 **SECTION FIVE. Effective Date.**

15 This Ordinance shall take effect and be in full force thirty (30) days after its approval by
16 the Mayor, or thirty (30) days after its adoption over the Mayor’s veto.