



Agenda
Housing, Urban Development & Zoning Committee
Regular Meeting
St. Louis Board of Aldermen
Tuesday, November 4, 2025 - 11:00 AM
Kennedy Room

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

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Minutes of the Tuesday, October 28, 2025, 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 55

Introduced by Alderswoman Shameem Clark-Hubbard

An ordinance approving a Redevelopment Plan dated January 28, 2025 ("Plan") for the 5105 Cabanne Ave. Area ("Area") in the City of St. Louis ("City") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year tax abatement (10 years based on 75% of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen.

Item Number 2

Board Bill Number 58

Introduced by Alderswoman Alisha Sonnier

An ordinance approving a Redevelopment Plan dated November 14, 2023 ("Plan") for the Benton Park West, Fox Park, and Tower Grove East Scattered Sites Area ("Area") in the

City of St. Louis (“City”) after finding that the area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 15-year 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); and pledging cooperation of the Board of Aldermen.

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



**Minutes
Housing, Urban Development & Zoning Committee
Regular Meeting
Tuesday, October 28, 2025
11:00 AM
Kennedy Room**

I. Call to Order

The Chair called the meeting to order at 11:05 am

II. Roll Call

The Chair directed the Associate Clerk to call the roll, and the following members answered to their names: Mr. Cohn, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard. **5 members were present. A quorum was established.**

The following members joined the meeting while it was in progress making a total of 6 members present: Ms. Keys

III. Approval of Minutes

The Chair stated they would entertain a motion to approve the minutes of the Tuesday, October 21, 2025, committee meeting.

Mr. Browning moved to approve the minutes of the Tuesday, October 21, 2025, committee meeting.

Seconded by Mr. Aldridge.

The Chair directed the Associate Clerk to call the roll on the motion to approve the minutes of the Tuesday, October 21, 2025, committee meeting.

The following voted Aye:

Mr. Cohn, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard. **5 Aye votes were cast.**

The following voted No:

None

The following abstained:

None

The following was present but did not vote:
None

A total of 5 votes were cast. The motion carried.

IV. Board Bills for Review

Board Bill Number 84

Introduced by Alderwoman Shameem Clark-Hubbard

An ordinance, recommended by the Board of Estimate & Apportionment Authorizing the Mayor to submit the 2026 Annual Action Plan to the United States Department of Housing and Urban Development (“HUD”); authorizing the Mayor and Comptroller to enter into and execute agreements with HUD for the receipt of 2026 Community Development Block Grant, Community Development Block Grant Disaster Recovery, HOME Investment Partnership, Development Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS funds; authorizing the Directors of the Community Development Administration, Department of Human Services and Department of Health to execute contracts as may be necessary to expend funds; and containing severability and emergency clauses.

The Chair handed the meeting over to Alderman Cohn so she could speak on Board Bill Number 84

Mr. Cohn recognized Ms. Clark-Hubbard on Board Bill Number 84.

Mr. Clark- Hubbard stated she has Nahuel Fefer, Executive Director of the Community Development Administration (CDA) who provided a presentation on the 2026 Annual Action Plan and Funding Recommendation.

After no further comments from the speaker, Mr. Cohn opened the discussion up to the committee.

The committee asked questions.

Mr. Aldridge, Mr. Browning and Ms. Sonnier requested to be added as Co-Sponsors.

After no further questions from the committee, Mr. Browning recognized Ms. Clark-Hubbard to close.

Ms. Clark-Hubbard requested a Do Pass Recommendation on Board Bill Number 84

Mr. Cohn stated he would entertain a motion to pass Board Bill Number 84 out of committee with a Do Pass Recommendation.

Mr. Aldridge moved to pass Board Bill Number 84 out of committee with a Do Pass Recommendation.

Seconded by Ms. Keys

The Chair directed the Associate Clerk to call the roll on the motion to pass Board Bill Number 84 out of committee with a Do Pass Recommendation.

The following voted Aye:

Mr. Cohn, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard.

6 Aye votes were cast.

The following voted No:

None

The following abstained:

None

The following was present but did not vote:

None

A total of 6 votes were cast. The motion carried.

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

None

VIII. Announcements

None

IX. Excused Members

The Chair excused Ms. Schweitzer for necessary absence.

X. Adjournment

Having no other business, the Chair stated she would entertain a motion to adjourn.

Mr. Aldridge moved to adjourn.

Seconded by Mr. Browning.

The Chair called for the vote on the motion to adjourn the meeting.

The motion was passed by voice vote.

Minutes completed by:
Associate Clerk Rozlyn Smith

Minutes Approved:

Summary

Board Bill Number 55

Introduced by Alderwoman Shameem Clark-Hubbard

July 11, 2025

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 5105 Cabanne Ave. Redevelopment Area. The project consists of the renovation of a single-family building in the Academy neighborhood. The prospective redeveloper acquired the property for \$56,000 and plans on renovating the building consisting of 4 bedrooms units and 3.5 bathrooms at the cost of \$305,000. The redeveloper plans to utilize private funds and historic tax credits for this project. Based on the Recommended Abatement Map approved October 26, 2018 by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 75% of the assessed value of the of the incremental improvements.

BOARD BILL NUMBER INTRODUCED BY ALDERWOMAN SHAMEEM CLARK-HUBBARD

1 An ordinance approving a Redevelopment Plan dated January 28, 2025 ("Plan") for the 5105
2 Cabanne Ave. Area ("Area") in the City of St. Louis ("City") after finding that the Area is blighted
3 as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute"
4 being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year tax
5 abatement (10 years based on 75% of the assessed value of the incremental improvements); and
6 pledging cooperation of the Board of Aldermen.

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

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

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

20 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
21 City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"),

1 titled "Blighting Study and Plan for the 5105 Cabanne Ave. Area," dated January 28, 2025
2 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-**
3 **G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

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

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

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

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

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

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

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

22 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
23 undertaking and carrying out of the Project, including those relating to prohibitions against

1 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,
2 age, sexual orientation, gender identity or expression, religion or disability; and

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

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

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

10 **SECTION ONE.** There exists within the City a blighted area, as defined by Section 99.320 of the
11 Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715
12 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein,
13 known as the 5105 Cabanne Ave. Area.

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

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

20 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated January 28, 2025,
21 having been duly reviewed and considered, is hereby approved and incorporated herein by
22 reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan
23 with the Minutes of this meeting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business

1 participation, workforce development, and prevailing wage compliance, to the extent the
2 provisions of those ordinances apply to the Project

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

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

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

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

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

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

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

9 The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax
10 Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as
11 provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of
12 Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the
13 Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof
14 as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the
15 certificate, provide a written certification of the current assessed value of the then-existing
16 applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

17 During the Tax Abatement Period, and subject to continued compliance with the Plan and
18 any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real
19 property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional
20 payments in lieu of taxes ("PILOTs") as follows:

21 During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be
22 imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable
23 real property or portion thereof pursuant to Section 99.710, RSMo; and

1 During each year of the Tax Abatement Period, PILOTs shall equal:

2 In each of years one through ten of the Tax Abatement Period, an amount equal to twenty-five
3 percent (25%) of the difference between the ad valorem real estate taxes that would be due if there
4 were no abatement and the amount of taxes actually due (as described above); and

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

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

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

21 **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event that
22 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
23 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the

1 Ordinance are so essential and inseparably connected with and dependent upon the void section
2 that it cannot be presumed that this Board would have enacted the valid sections without the void
3 ones, or unless the court finds that the valid sections standing alone are incomplete and are
4 incapable of being executed in accordance with the legislative intent.

**Board Bill Number 55
ATTACHMENT "A"**

**5105 Cabanne Ave.
LEGAL DESCRIPTION**

C.B.5146 CABANNE,
33 FT X 127 FT 6 IN,
RAYMOND PL ADDN,
LOT W-1, E-2
Parcel #5146-00-02100

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

5105 Cabanne Ave.
Redevelopment Area

PROJECT # 2478

January 28, 2025

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR
Cara Spencer

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
5105 Cabanne Ave.
REDEVELOPMENT AREA**

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EXHIBITS

"A"	LEGAL DESCRIPTION
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"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"F"	BLIGHTING REPORT
"G"	SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 5105 Cabanne Ave. Redevelopment Area ("Area") encompasses approximately .10 acres in the Academy neighborhood of the City of St. Louis ("City").

The legal description of the Area is attached and labeled **Exhibit "A"**. The boundaries of the Area are delineated on **Exhibit "B"** ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Blocks 5146, and includes 5105 Cabanne Ave. The Area is in Poor condition. The parcel by parcel physical conditions within the Area are shown on **Exhibit "B"** (Project Area Plan) and enumerated in **Exhibit "F"** (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate a 3.8% unemployment rate for the City as of May 2025. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area includes unoccupied residential property.

The land use, including the location of public and private uses, streets and other rights-of-way, is shown on **Exhibit "B"**.

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential purposes.

Residential density for the surrounding neighborhoods is approximately 9.83 persons per acre in the Academy neighborhood.

5. CURRENT ZONING

The Area is currently zoned "C" Multiple Family Residential, by the City of St. Louis Zoning Code, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is unoccupied and in the conditions, outlined in **Exhibit “F”**. 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 properties in the Area has been determined to be blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled **Exhibit “F”** and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive residential use.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. As Amended this Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (**Exhibit G**).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated “C” Multiple Family Residential, by the City of St. Louis Zoning Code. Redeveloper(s) authorized 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 not be permitted to use the property within the Area only for residential use.

Exhibit “C” (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the “Strategic Land Use Plan” (as amended 2022).

3. PROPOSED ZONING

The zoning for the Area can remain “C” Multiple Family Residential. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the “Strategic Land Use Plan of the City of St. Louis” (2022). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

There are no new jobs are proposed for the area.

6. CIRCULATION

The Proposed Land Use Plan (**Exhibit "C"**) indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) ("Agreement"), 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, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. Urban Design Objectives

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

b. Urban Design Regulations

- 1.) **Rehabilitation** shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design
- 2.) **New construction** or alterations shall be positioned on their lot so that any existing recurrent building masses and spaces are continued as well as the pattern of setback from the street.

- 3.) **Exterior Materials** All new building materials on facades visible from the street(s) 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 approval.
- 4.) **Architectural Details** on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.
- 5.) **Roof Shapes**. When one roof shape is employed 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.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. Landscaping and Sidewalk Maintenance

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees shall be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible. Sidewalks shall be repaired/replaced to insure safe walkability in the city.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

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

Where feasible, parking shall be limited to the rear of the property in the Area off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, this Plan and agreements between the LCRA and the Redeveloper(s).

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper(s).

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

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of the effective date of the City ordinance approving this plan and completed within approximately three (3) years of the effective date of the City ordinance approving this plan.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

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 of Missouri.

All costs associated with the redevelopment of the Area will 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 Plan-Acquisition Map, **Exhibit “D”** attached, identifies all the properties 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 value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2016) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the “Tax Abatement Period”) pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the “Base Assessed Value”) to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes (“PILOTs”) as follows:

- During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and
- During each year of the Tax Abatement Period, PILOTs shall equal:
 - In each of years one through ten of the Tax Abatement Period, an amount equal to twenty-five percent (25%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

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 Section 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

A Redeveloper(s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, 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 incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(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 necessarily limited to, modifications on the use of eminent domain, to the length of 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 extensions, 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 years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

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

K. SEVERABILITY

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

EXHIBIT "A"

**5105 Cabanne Ave.
LEGAL DESCRIPTION**

C.B.5146 CABANNE,
33 FT X 127 FT 6 IN,
RAYMOND PL ADDN,
LOT W-1, E-2
Parcel #5146-00-02100

Exhibit B
Project Area Plan:
Existing Uses & Conditions

5105 Cabanne Ave



Exhibit C
Project Area Plan:
Proposed Land Use

5105 Cabanne Ave



Exhibit D
Project Area Plan:
Project Acquisition

5105 Cabanne Ave



EQUAL OPPORTUNITY AND NONDISCRIMINATION 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. 69427, 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 ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(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 interests 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 at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

If answer is yes, explain: The unoccupied property is significantly deteriorated. This reduces the value of surrounding properties and would take significant investment to bring up to code

The subject property _____ does X does not constitute a social liability

If answer is yes, explain: _____

The subject property X is _____ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The unoccupied property is subject to illegal dumping, rat infestation, and fire.

The subject property X is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The unoccupied property is significantly deteriorated, with the deteriorated site conditions listed above.

The subject property _____ is X is not detrimental because of lack of air sanitation or open space. If answer is yes, explain: _____

The subject property _____ is X is not detrimental because of high density of population.

If answer is yes, explain: _____

The subject property _____ is X is not detrimental because of overcrowding of buildings, overcrowding of land. If answer is yes, explain: _____

The subject property _____ has X has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, and juvenile delinquency.

If answer is yes, explain: The unoccupied property is subject to illegal dumping.

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
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		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		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 activities		X
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy		X
SAA4	Increase the Number of Trees Planted by 16,000 or 15%		X
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
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 properties vulnerable to foreclosure, tax forfeiture, or demolition	X	
F5	Promote the redevelopment of historic homes and commercial properties	X	
G1	Develop affordable homes in concert with long-range transit and development planning	X	

G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable		X
H4	Continue to remove site contamination and promote brownfields redevelopment		X
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	X	
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs		X
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
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			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X

Exhibit G-2

End chronic Homelessness		X
Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development		X
Increase bike racks by 150%		X
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
Ensure building and site development integrated with natural site ecology		X
Advance the use of high-efficiency building related water systems and technologies		X
Encourage re-use of materials and divert waste from land-fills		X
Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		
Encourage small scale redevelopment with economic incentives	X	
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates		X
Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support		X
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation		X
Remediate and prepare at least 40 vacant properties for redevelopment	X	
<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

Exhibit G-3

BOARD BILL NUMBER 55

FISCAL NOTE

Preparer's Name Zachary Wilson

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

Bill Sponsors Alderwoman Clark-Hubbard

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 5105 Cabanne Ave. Redevelopment Area. The project consists of the renovation of a single-family building in the Academy neighborhood. The prospective redeveloper acquired the property for \$56,000 and plans on renovating the building consisting of 4 bedrooms units and 3.5 bathrooms at the cost of \$305,000. The redeveloper plans to utilize private funds and historic tax credits for this project. Based on the Recommended Abatement Map approved October 26, 2018 by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 75% 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.

(01/2017)

- An execution or initiation of an activity as a result of federal or state mandates or requirements? ☐ Yes ☒ No.
- A capital improvement project that increases operating costs over the current adopted city budget? ☐ Yes ☒ 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 ☒ 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 f yes, by whom? _____ .

Estimated Fiscal Impact of Tax Abatement on Affected Taxing Jurisdictions in 2025 + 5105 Cabanne Ave.			
% Of Tax Abatement		75%	
Residential rate=\$8.3818/\$100** Commercial rate=\$10.0218**	Est. Annual Share of Property Tax Fractions	Est. Annual Revenue (Yr)	Est. Annual Revenue (Yr)
		1 to 10	11 +
State - Blind Pension	0.0300	\$11	\$24
School District - General Fund	5.1211	\$1,888	\$4,114
St. Louis Community College	0.2185	\$81	\$176
Metropolitan Sewer District (MSD)	0.1196	\$44	\$96
Library District	0.5600	\$206	\$450
Zoo, Museum, & Botanical Garden	0.2795	\$103	\$225
Community Mental Health	0.0900	\$33	\$72
Sheltered Workshop	0.1500	\$55	\$120
Community Children Service Fund	0.1900	\$70	\$153
City of St. Louis		\$0	
Municipal Operation	1.4900	\$549	\$1,197
Interest and Public Debt	0.1331	\$49	\$107
M & M Surtax (Commercial Only)	1.6400	\$605	\$0
Total Annual Revenues	10.0218	\$3,694	\$6,733
Total Value of the Tax Abatement		\$30,384	
ASSUMPTIONS:			
No change in property tax; No inflation; Property will be taxed at full assessment after expiration of abatement period; Assessment based on original cost of project; Assessment will remain constant due to project's current characterization; Investment assumed to result in an assessed value after end of tax abatement period			
of \$80,327			
**Tax rates are subject to change			

Summary

Board Bill Number 58

Introduced by Alderwoman Alisha Sonnier

July 11, 2025

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Benton Park West, Fox Park, and Tower Grove East Scattered Sites Redevelopment Area. The prospective redeveloper is producing 71 affordable units ranging from 1-3 bedrooms, at the cost of \$14.2 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. Staff supports up to fifteen (15) years of tax abatement as follows: ten years (10) years of tax abatement based on 90% of the assessed value of incremental improvements followed by five (5) years of tax abatement based on 50% of the assessed value of incremental improvements.

BOARD BILL NUMBER 58 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An ordinance approving a Redevelopment Plan dated November 14, 2023 (“Plan”) for the Benton
2 Park West, Fox Park, and Tower Grove East Scattered Sites Area ("Area") in the City of St. Louis
3 (“City”) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes
4 of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding
5 that there shall be available 15-year tax abatement (10 years based on 90% of the assessed value of
6 the incremental improvements and followed by 5 years based on 50% of the assessed value of the
7 incremental improvements); and 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

21 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
22 City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen ("Board"),

1 titled "Blighting Study and Plan for the Benton Park West, Fox Park, and Tower Grove East
2 Scattered Sites Area," dated November 14, 2023 consisting of a Title Page, Table of Contents
3 Pages, and nine (9) numbered pages, and **Exhibits A-G** attached hereto and incorporated herein as
4 **Attachment "B"** ("Plan"); and

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

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

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

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

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

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

20 **WHEREAS**, the Plan does prescribe land use and street and traffic patterns which may
21 require, among other things, the vacation of public rights-of-way, the establishment of new street
22 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 Benton Park West, Fox Park, and Tower Grove East Scattered Sites 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 November 14, 2023,
23 having been duly reviewed and considered, is hereby approved and incorporated herein by

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

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

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

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

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

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

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

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

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

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.

**BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST SCATTERED SITES
REDEVELOPMENT AREA
LEGAL DESCRIPTION**

Parcel 1

**C. B. 2076 CALIFORNIA AV
44 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS S-4 & N-5**

Parcel 2

**C. B. 2076 CALIFORNIA AV
44 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 6 & N-7 & S-5**

Parcel 3

**C. B. 2076 CALIFORNIA AV
50 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 18 & 19**

Parcel 4

**CB 2082 VICTOR
53 FT 9 1/4 IN X 127 FT 6 IN
COMPTON HILL ADDN
LOTS 46 W-45**

Parcel 5

**C.B. 1380 ARMAND
25 FT X 125 FT
SARPYS ADDN
LOT 8**

Parcel 6

**C.B. 1380 ARMAND
45 FT X 125 FT
SARPYS ADDN
LOT 7 - E6**

Parcel 7

**C.B. 1484 JUNIATA
66 FT 1 IN X 127 FT 6 IN
TOWER GROVE HTS AMD ADDN
LOT 36 & 37**

Parcel 8

**C.B. 1354 RUSSELL
30 FT X 125 FT
ALLENS ADDN
BLK 2 LOT 30 & W-29**

Parcel 9

**C B 1315 RUSSELL
26 FT 1 1/2 IN /26 FT 3 1/2 IN X 125 FT
ALLENS ADDN
BLOCK 3 LOT 1**

Parcel 10
C.B.1314 CALIFORNIA AVE
25 FT X 125 FT
MULLANPHY EMIGRANT RELIEF FUND
SUBD N ADDN LOT 42

Parcel 11
C. B. 2076 OREGON AV
45 FT X 125 FT 1/2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 46 & S-47

Parcel 12
C.B. 2077 OREGON
25 FT X 125 FT 2 IN
TUCKERS ADDN
LOT 26

Parcel 13
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS S-24 & N-25

Parcel 14
C.B. 1422 OHIO
42 FT / 75 FT X 128 FT 6 IN / IRREG
LABADIE & LYNCH ADDN
BLOCK 14
LOT 21 SE 22 E-23

Parcel 15
C.B. 1422 OHIO
33 FT X 70 FT
LABADIE & LYNCH ADDN
BLOCK 14

Parcel 16
C.B. 1422 OHIO
35 FT X 128 FT 6 IN
LABADIE & LYNCH ADDN
BLOCK 14

Parcel 17
C.B. 2075 IOWA
40 FT 1 IN X 125 FT 1 IN
TUCKERS ADDN
LOT 4 N-5

Parcel 18
C.B. 2075 IOWA AVE
35 FT X 125 FT 2 IN
O D TUCKERS ADDN
BLOCK 6 LOT S-5 6

Parcel 19
C.B. 2075 CALIFORNIA
50 FT X 125 FT 2 IN
TUCKERS ADDN
LOTS 30 31

Parcel 20
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOT 21

Parcel 21
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 4 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOT 22

Parcel 22
C. B. 2076 OREGON AV
42 FT X 125 FT 3 IN
O D TUCKER'S SUBDN OF BARSALOUX TRCT
LOTS 37 & N-36

Parcel 23
C. B. 2076 OREGON AV
58 FT X 125 FT
O D TUCKER'S SUBDN OF BARSALOUX TRCT
LOTS 34 & 35 & S-36

Parcel 24
C.B. 2077 OREGON
50 FT X 125 FT 2 IN
O D TUCKERS ADDN
LOTS 20 21

Parcel 25
C.B. 1451 E HALLIDAY
40 FT X 140 FT
SWITZER PLACE ADDN
BOUNDED E-COMPTON

Parcel 26
C.B. 1500 HUMPHREY
43 FT 2 IN / 54 FT X 120 FT
IRMA PL ADDN
LOT 10 & E-11

Parcel 27
C.B. 1500 HUMPHREY ST
41 FT 9 IN / 63 FT 7 IN X 132 FT 1 3/8 I
IRMA PLACE 2ND SUBDN
LOT 12 W-11

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

**BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST
SCATTERED SITES
REDEVELOPMENT AREA**

PROJECT # 2465

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

November 14,2023

MAYOR

Tishaura O. Jones

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST SCATTERED SITES
AREA**

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EXHIBITS

"A"	LEGAL DESCRIPTION
"B"	PROJECT AREA PLAN
"C"	PROPOSED LAND USE
"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"F"	BLIGHTING REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Benton Park West, Fox Park, and Tower Grove East Scattered Sites Redevelopment Area ("Area") encompasses twenty-seven parcels totaling approximately 3.1 acres in the Benton Park West, Fox Park, and Tower Grove East Neighborhoods of the City of St. Louis ("City"). The scattered sites are in an Area roughly bounded by Geyer Ave. on the north, Texas Ave. on the east, Connecticut St. on the south, and South Grand Ave. on the west.

The legal description of the Area is attached and labeled **Exhibit "A"**. The boundaries of the Area are delineated on **Exhibit "B"** ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises portions of City Blocks 1314, 1315, 1354, 1380, 1422, 1451.03, 1484, 1500, 2075, 2076, 2077, and 2082 and includes the following addresses: 2001 California, 2611 California.; 2615 California, 2645-2647 California, 2659 California, 2642 California, 2653-2655 California, 2857-59 Victor, 2738 Armand, 2742-2744 Armand, 3530-3534 Juniata, 2714 Russell, 2759 Russell, 2608-2610 Oregon, 2632 Oregon, 2636-2638 Oregon, 2645-2647 Oregon, 2659 Oregon, 2814 Ohio, 2816 Ohio, 2818 Ohio, 2820-2822 Ohio, 2609-2911 Iowa, 2613 Iowa, 3203-3205 Halliday, 3303-3305 Humphrey, 3307-3309 Humphrey. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on **Exhibit "B"** (Project Area Plan) and enumerated in **Exhibit "F"** (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate an 3.2% unemployment rate for the City as of November 2023. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are 4 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include 28 occupied residential buildings and one mixed use building.

The land use, including the location of public and private uses, streets and other rights-of-way, is shown on **Exhibit "B"**.

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential purposes.

Residential density for the surrounding neighborhoods is approximately 16.95, 17.73 and 14.60 persons per acre.

5. CURRENT ZONING

The Area is currently zoned “C” Multiple Family Residential, “B” Two- Family Residential, and “F” Neighborhood Commercial pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area are occupied and in the conditions outlined in **Exhibit “F”**. 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 properties in the Area has been determined to be blighted within the meaning of Section 99.300 *et seq.* of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) and as defined in Section 353.020 of Revised Statute (2016) as evidenced by the Blighting Report attached hereto, labeled **Exhibit “F”** and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive residential and commercial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated ““C” Multiple Family Residential, “B” Two- Family Residential, and “F” Neighborhood Commercial by the City of St. Louis Zoning Code. Redeveloper(s) authorized 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 not be permitted to use the property within the Area only for residential use.

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

3. PROPOSED ZONING

The zoning for the Area can remain “C” Multiple Family Residential, “B” Two- Family Residential, and “F” Neighborhood Commercial. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan of the City of St. Louis" (as amended 2023).

Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

No new jobs proposed for the Area.

6. CIRCULATION

The Proposed Land Use Plan (**Exhibit "C"**) indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) ("Agreement"), 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, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. **Urban Design Objectives**

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

b. Urban Design Regulations

- 1.) **Rehabilitation** shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design
- 2.) **New construction** or alterations shall be positioned on their lot so that any existing recurrent building masses and spaces are continued as well as the pattern of setback from the street.
- 3.) **Exterior Materials** All new building materials on facades visible from the street(s) 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 approval.
- 4.) **Architectural Details** on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.
- 5.) **Roof Shapes**. When one roof shape is employed 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.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. Landscaping

The property shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center as determined by the Parks Department of the City, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

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

Where feasible, parking shall be limited to the rear of the property off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

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

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper(s).

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

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF REDEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately two (2) years of the effective date of the approval of this Plan by ordinance and completed within approximately three (3) years of the effective date of the approval of this Plan by ordinance.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

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 of Missouri.

All costs associated with the redevelopment of the Area will be borne by property owners including 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 Property Acquisition Map, **Exhibit "D"** 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 value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2016) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 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 the tax abatement available pursuant to Sections 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 City Code, 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. 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:

- 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 Section 353.110, RSMo) equals at least:
 - For years one through ten 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 Section 353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the "Base Tax Value"); plus
 - 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.
- In years 11 – 15 of the tax abatement period, the Redeveloper shall pay ad valorem real property taxes based on the then-current tax levy and an assessed value determined using 50% of true value.
- The tax abatement described above shall not apply to any taxes excluded from abatement by law or special assessments. The tax abatement shall also 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 Section 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 payments in lieu of taxes 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 payment in lieu of taxes 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 Section 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

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

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

All of the provisions of Section G shall be enforceable against the Redeveloper(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 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA in accordance with its July 24, 2018 policy governing time extensions 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 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 as of the end of the term then in effect, except as provided in Section G (4) of this Plan. Notwithstanding anything to the contrary contained herein, this plan shall not be terminated so long as any bonds issued under the Authority if this Plan are outstanding.

J. EXHIBITS

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

K. SEVERABILITY

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

EXHIBIT "A"

BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST SCATTERED SITES REDEVELOPMENT AREA LEGAL DESCRIPTION

Parcel 1
C. B. 2076 CALIFORNIA AV
44 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS S-4 & N-5

Parcel 2
C. B. 2076 CALIFORNIA AV
44 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 6 & N-7 & S-5

Parcel 3
C. B. 2076 CALIFORNIA AV
50 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 18 & 19

Parcel 4
CB 2082 VICTOR
53 FT 9 1/4 IN X 127 FT 6 IN
COMPTON HILL ADDN
LOTS 46 W-45

Parcel 5
C.B. 1380 ARMAND
25 FT X 125 FT
SARPYS ADDN
LOT 8

Parcel 6
C.B. 1380 ARMAND
45 FT X 125 FT
SARPYS ADDN
LOT 7 - E6

Parcel 7
C.B. 1484 JUNIATA
66 FT 1 IN X 127 FT 6 IN
TOWER GROVE HTS AMD ADDN
LOT 36 & 37

Parcel 8
C.B. 1354 RUSSELL
30 FT X 125 FT
ALLENS ADDN
BLK 2 LOT 30 & W-29

Parcel 9
C B 1315 RUSSELL
26 FT 1 1/2 IN /26 FT 3 1/2 IN X 125 FT
ALLENS ADDN
BLOCK 3 LOT 1

Parcel 10
C.B.1314 CALIFORNIA AVE

25 FT X 125 FT
MULLANPHY EMIGRANT RELIEF FUND
SUBD N ADDN LOT 42

Parcel 11
C. B. 2076 OREGON AV
45 FT X 125 FT 1/2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS 46 & S-47

Parcel 12
C.B. 2077 OREGON
25 FT X 125 FT 2 IN
TUCKERS ADDN
LOT 26

Parcel 13
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOTS S-24 & N-25

Parcel 14
C.B. 1422 OHIO
42 FT / 75 FT X 128 FT 6 IN / IRREG
LABADIE & LYNCH ADDN
BLOCK 14
LOT 21 SE 22 E-23

Parcel 15
C.B. 1422 OHIO
33 FT X 70 FT
LABADIE & LYNCH ADDN
BLOCK 14

Parcel 16
C.B. 1422 OHIO
35 FT X 128 FT 6 IN
LABADIE & LYNCH ADDN
BLOCK 14

Parcel 17
C.B. 2075 IOWA
40 FT 1 IN X 125 FT 1 IN
TUCKERS ADDN
LOT 4 N-5

Parcel 18
C.B. 2075 IOWA AVE
35 FT X 125 FT 2 IN
O D TUCKERS ADDN
BLOCK 6 LOT S-5 6

Parcel 19
C.B. 2075 CALIFORNIA
50 FT X 125 FT 2 IN
TUCKERS ADDN
LOTS 30 31

Parcel 20
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 2 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT
LOT 21

Parcel 21
C. B. 2076 CALIFORNIA AV
25 FT X 125 FT 4 IN
O D TUCKER'S ADDN TO BARSALOUX TRCT

LOT 22

Parcel 22

**C. B. 2076 OREGON AV
42 FT X 125 FT 3 IN
O D TUCKER'S SUBDN OF BARSALOUX TRCT
LOTS 37 & N-36**

Parcel 23

**C. B. 2076 OREGON AV
58 FT X 125 FT
O D TUCKER'S SUBDN OF BARSALOUX TRCT
LOTS 34 & 35 & S-36**

Parcel 24

**C.B. 2077 OREGON
50 FT X 125 FT 2 IN
O D TUCKERS ADDN
LOTS 20 21**

Parcel 25

**C.B. 1451 E HALLIDAY
40 FT X 140 FT
SWITZER PLACE ADDN
BOUNDED E-COMPTON**

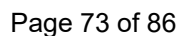
Parcel 26

**C.B. 1500 HUMPHREY
43 FT 2 IN / 54 FT X 120 FT
IRMA PL ADDN
LOT 10 & E-11**

Parcel 27

**C.B. 1500 HUMPHREY ST
41 FT 9 IN / 63 FT 7 IN X 132 FT 1 3/8 I
IRMA PLACE 2ND SUBDN
LOT 12 W-11**

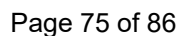
Benton Park West, Fox Park, and
Tower Grove East Scattered Sites



Benton Park West, Fox Park, and
Tower Grove East Scattered Sites



Benton Park West, Fox Park, and
Tower Grove East Scattered Sites



EQUAL OPPORTUNITY AND NONDISCRIMINATION 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. 69427, 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 ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(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 interests 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 at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

**BENTON PARK WEST, FOX PARK, AND TOWER GROVE EAST SCATTERED SITES
Redevelopment Area**

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including, insanitary or unsafe conditions, deterioration or inadequate site improvements, and conditions which endanger life or property by fire or other causes.

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 revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a “blighted area” as such time is defined in Sections 99.320(3) and 353.020 (2) of the Missouri Revised Statute (2016) as amended.

Subject Area is: ☐ Vacant Land
 ☐ Occupied Residential ☒ Occupied Commercial
 ☐ Unoccupied Residential ☐ Unoccupied Commercial

Subject Area is: ☒ Secured ☐ Unsecured

Does the Subject Area have insanitary or unsafe conditions? If yes, explain.

☒ Yes ☐ No

Rear porches and decks are in disrepair. Concrete replacement needs to be done at a few sites along with tuckpointing and painting.

Does the Subject Area have deterioration of site conditions? If yes, explain.

☒ Yes ☐ No

Rear porches and decks are in disrepair. Concrete replacement needs to be done at a few sites along with tuckpointing and painting.

Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain.

☐ Yes ☒ No

Does the Subject Area retard the provision of housing accommodations? If yes, explain.

☐ Yes

☒ No

Does the Subject Area constitute an economic liability? If yes, explain.

☐ Yes

☒ No

Does the Subject Area constitute a social liability? If yes, explain.

☒ Yes

☐ No

The deteriorating conditions of portions of the lots makes the lots conducive to health and social issues.

Is the Subject Area a menace to the public health, safety, or welfare in its present condition? If yes, explain.

☐ Yes

☒ No

Is the Subject Area detrimental because of dilapidation, deterioration, age, or obsolescence? If yes, explain.

☐ Yes

☒ No

Is the Subject Area detrimental because of lack of air sanitation/open space? If yes, explain.

☐ Yes

☒ No

Is the Subject Area detrimental because of overcrowding of buildings or land? If yes, explain.

☐ Yes

☒ No

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
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		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development	X	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets	X	
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		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 activities	X	
C1	Design public spaces and neighborhood streets as gathering spaces for people		
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
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 properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning	X	

G2	Encourage mixed-use affordable housing in high amenity neighborhoods	X	
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing	X	
G8	Offer housing that is energy efficient and environmentally sustainable	X	
H4	Continue to remove site contamination and promote brownfields redevelopment		
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	X	
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs	X	
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units	X	
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes		
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City	X	

End chronic Homelessness		X
Design buildings to encourage physical activity		
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development		
Increase bike racks by 150%		
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
Ensure building and site development integrated with natural site ecology		X
Advance the use of high-efficiency building related water systems and technologies		X
Encourage re-use of materials and divert waste from land-fills		X
Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
Encourage small scale redevelopment with economic incentives	X	
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates		X
Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation		X
Remediate and prepare at least 40 vacant properties for redevelopment		
<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

BOARD BILL NUMBER 58

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 Benton Park West, Fox Park, and Tower Grove East Scattered Sites Redevelopment Area. The prospective redeveloper is producing 71 affordable units ranging from 1-3 bedrooms, at the cost of \$14.2 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. Staff supports up to fifteen (15) years of tax abatement as follows: ten years (10) years of tax abatement based on 90% of the assessed value of incremental improvements followed by five (5) years of tax abatement based on 50% of the assessed value of 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**

○ If yes, by whom? _____ .

ECONOMIC ANALYSIS

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$118,992	\$191,907	\$284,091
Baseline Revenue (If No Project)	\$108,935	\$169,582	\$234,948
New Revenue to City	\$10,058	\$22,325	\$49,143

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School	\$188,949	\$312,020	\$478,537
Baseline Revenue (If No Project)	\$182,651	\$280,887	\$384,313
New Revenue to School District	\$6,298	\$31,133	\$94,223

