

ORDINANCE #67677
Board Bill No. 226

AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY HOSPITAL TIF REDEVELOPMENT PLAN PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT; DESIGNATING THREE REDEVELOPMENT PROJECT AREAS AND A REDEVELOPMENT PROJECT WITH RESPECT TO REDEVELOPMENT PROJECT AREA 3; ADOPTING TAX INCREMENT FINANCING WITHIN REDEVELOPMENT PROJECT AREA 3; MAKING FINDINGS WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

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

WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis, Missouri (the "TIF Commission"); and

WHEREAS, the TIF Commission is duly constituted according to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (2000), as amended (the "TIF Act"), and is authorized to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, by Ordinance No. 65977, the City, upon the recommendation of the TIF Commission, approved the City Hospital Tax Increment Financing Redevelopment Plan for the City Hospital Redevelopment Area (the "Redevelopment Area") dated June 13, 2003 (the "Original Plan"), which Redevelopment Area was more fully described in such Original Plan;

WHEREAS, staff and consultants of the City and representatives of Gilded Age, L.L.C., a Missouri limited liability company (the "Developer"), prepared that certain Amendment to the City Hospital TIF Redevelopment Plan, dated April 20, 2007, as revised May 30, 2007, (the "Amended Plan") which amended the Original Plan (the Original Plan as so amended and as may be further amended from time to time being the "Plan" or "Redevelopment Plan"), attached hereto and incorporated herein as **Exhibit A**; and

WHEREAS, the Redevelopment Plan proposes to redevelop the Redevelopment Area through three separate redevelopment projects, each pertaining to a redevelopment project area within the Redevelopment Area, including, but not limited to a redevelopment project with respect to Redevelopment Project Area 3 ("RPA 3") consisting of the construction of a commercial shopping center (the "RPA 3 Project" or "Redevelopment Project"); and

WHEREAS, on June 6, 2007 after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act and received comments from all interested persons and taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on June 6, 2007, the TIF Commission found that completion of the Redevelopment Project would provide a substantial and significant public benefit through the creation of new jobs, the elimination of blight, the preservation of historic structures, the strengthening of the employment and economic base of the City, increased property values and tax revenues, stabilization of RPA 3, and facilitation of economic stability for the City as a whole, and further found that without the assistance of tax increment financing in accordance with the TIF Act, the Redevelopment Project is not financially feasible and would not otherwise be completed; and

WHEREAS, on June 6, 2007, the TIF Commission voted to recommend that the Board of Aldermen adopt an ordinance in the form required by the Act (i) adopting tax increment financing within RPA 3, (ii) approving the Redevelopment Plan, (iii) affirming the Redevelopment Area as a "redevelopment area" (iv) approving the Redevelopment Project with respect to RPA 3 as described within the Redevelopment Plan, and (iv) approving the issuance of one or more tax increment financing revenue notes in the amount as specified in the Redevelopment Plan; and

WHEREAS, the Developer has demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, redevelopment of RPA 3 in accordance with the Redevelopment Plan is not feasible and would not otherwise be completed; and

WHEREAS, the Board of Aldermen has received the recommendations of the TIF Commission regarding the Redevelopment Area and the Redevelopment Plan and finds that it is desirable and in the best interests of the City to adopt the Redevelopment Plan and Redevelopment Project in order to encourage and facilitate the redevelopment of RPA 3; and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a “blighted area” as provided in the TIF Act and as set forth herein; and

WHEREAS, it is necessary and desirable and in the best interest of the City to approve the Redevelopment Project to allow the construction of a commercial shopping center; and

WHEREAS, it is necessary and desirable and in the best interest of the City to approve the Redevelopment Project for RPA 3 in order to provide for the promotion of the general welfare through redevelopment of RPA 3 in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City of St. Louis, providing for a stabilized population and plan for the optimal growth of the City of St. Louis, encouragement of a sense of community identity, safety and civic pride, and the elimination of impediments to land disposition and development in the City of St. Louis.

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

SECTION ONE. The Board of Aldermen hereby makes the following findings:

A. The Redevelopment Area on the whole is a “blighted area”, as defined in Section 99.805 of the TIF Act, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. This finding includes, the Redevelopment Plan sets forth, and the Board of Aldermen hereby finds and adopts by reference: (i) a detailed description of the factors that qualify the Redevelopment Area as a “blighted area” and (ii) an affidavit, signed by the Developer and submitted with the Redevelopment Plan, attesting that the provisions of Section 99.810.1(1) of the TIF Act have been met, which description and affidavit are incorporated herein as if set forth herein.

B. The Redevelopment Plan conforms to the comprehensive plan for the development of the City as a whole.

C. In accordance with the TIF Act, the Redevelopment Plan states the estimated dates of completion of the Redevelopment Project and retirement of the financial obligations issued to pay for certain redevelopment project costs and these dates are twenty three (23) years or less from the date of approval of the Redevelopment Project.

D. A plan has been developed for relocation assistance for businesses and residences in Ordinance No. 62481 adopted December 20, 1991.

E. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area is on file with the St. Louis Development Corporation, which cost-benefit analysis shows the impact on the economy if the Redevelopment Project is not built, and is built pursuant to the Redevelopment Plan.

F. Redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible without the assistance of tax increment financing and would not otherwise be completed.

G. The Redevelopment Plan does not include the initial development or redevelopment of any “gambling establishment” as that term is defined in Section 99.805(6) of the TIF Act.

H. The Redevelopment Area includes only those parcels of real property and improvements thereon directly and substantially benefitted by the proposed Redevelopment Project.

SECTION TWO. The designation of the Redevelopment Area described in the Redevelopment Plan is hereby affirmed.

SECTION THREE. The Redevelopment Plan as reviewed and recommended by the TIF Commission on June 6, 2007, including amendments thereto, if any, and the Redevelopment Project described in the Amended Plan are hereby adopted and

approved. A copy of the Redevelopment Plan is attached hereto as **Exhibit A** and incorporated herein by reference.

SECTION FOUR. Tax increment allocation financing is hereby adopted within RPA 3. After the total equalized assessed valuation of the taxable real property in RPA 3 exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA 3, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA 3 by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until redevelopment costs have been paid shall be divided as follows:

That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the area selected for the Redevelopment Project shall be allocated to and, when collected, shall be paid by the City Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the Redevelopment Project and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in the area selected for the Redevelopment Project shall be allocated to and, when collected, shall be paid to the City Treasurer, who shall deposit such payments in lieu of taxes into the City Hospital Special Allocation Fund for the purpose of paying redevelopment costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the Redevelopment Project from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

SECTION FIVE. In addition to the payments in lieu of taxes described in Section Four of this Ordinance, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing districts, and which are generated by economic activities within RPA 3 over the amount of such taxes generated by economic activities within RPA 3 in the calendar year prior to the adoption of the Redevelopment Project by ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri (2000) as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri (2000) as amended, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the City Hospital Special Allocation Fund.

SECTION SIX. The Comptroller of the City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Sections Four and Five of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the City Hospital Special Allocation Fund for the payment of redevelopment project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

SECTION SEVEN. The City Register is hereby directed to submit a certified copy of this Ordinance to the City Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 3 as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 3, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA 3.

SECTION EIGHT. The Mayor and Comptroller of the City or their designated representatives are hereby authorized and directed to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their designated representatives.

SECTION NINE. The Mayor and the Comptroller or their designated representatives, with the advice and concurrence of the City Counselor and after approval by the Board of Estimate and Apportionment, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such changes by the Mayor and the Comptroller or their designated representatives.

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

SECTION ELEVEN. After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall become effective on the 30th day after its approval by the Mayor or adoption over his veto; provided that if, within ninety (90) days after the effective date of an ordinance authorizing the City to enter into a redevelopment agreement pertaining to the Redevelopment Project, the Developer or its affiliate or designee, has not (i) executed such redevelopment agreement and (ii) paid all fees due to the City in accordance with the terms of the redevelopment agreement, the provisions of this Ordinance shall be deemed null and void and of no effect and all rights conferred by this Ordinance on Developer, shall terminate, provided further, however, that prior to any such termination the Developer may seek an extension of time in which to execute the Redevelopment Agreement, which extension may be granted in the sole discretion of the Board of Estimate and Apportionment of the City of St. Louis.

EXHIBIT A

AMENDMENT TO THE CITY HOSPITAL TIF REDEVELOPMENT PLAN

AMENDMENT TO THE CITY HOSPITAL TIF REDEVELOPMENT PLAN

Submitted to
City of St. Louis
Tax Increment Financing Commission
April 20, 2007
Revised May 30, 2007
Amending Plan dated June 13, 2003

By Ordinance No. 65977, the City of St. Louis ("City"), upon the recommendation of its TIF Commission ("TIF Commission"), approved the City Hospital Tax Increment Financing Redevelopment Plan for the City Hospital Redevelopment Area dated June 13, 2003 (the "City Hospital Redevelopment Plan"). The TIF Commission is considering approving the use of tax increment financing to pay a portion of the costs associated with a redevelopment project in Redevelopment Project Area 3 ("RPA3") within the City Hospital Redevelopment Area. The TIF Commission and the City must make corresponding modifications to the City Hospital Redevelopment Plan. The City Hospital Redevelopment Plan shall be amended as follows:

1. Section 1.0 The third paragraph of this section shall be amended to read as follows:

This Redevelopment Plan anticipates that the Redevelopment Area will contain three "Redevelopment Project Areas" ("RPA"). Therefore, this Redevelopment Plan designates that portion of the Area as depicted on **Appendix 1**, which portion includes the City Hospital Administration Building and the area formerly known as the Darst-Webbe housing project as Redevelopment Project Area 1 ("RPA1"). Further, this Redevelopment Plan also designates the remaining portion of the former City Hospital Complex (as defined and further described in the National Register of Historic Places listing for the City Hospital Historic District (the "Listing")) property as Redevelopment Project Area 2 ("RPA2"). Finally, this Redevelopment Plan designates the area bounded by the I-55/44 ramps to the West and South, Lafayette Avenue to the North and 13th Street to the East as Redevelopment Project Area 3 ("RPA3"). A legal description of each RPA is included in appendix 1. A copy of the Listing is on file as part of the Developer's application for TIF with the St. Louis Development Corporation.

2. Section 4.3 The third bullet point in this section, "RPA3 Project" shall be amended to read as follows:

- Commercial Use The Project will consist of the construction of a commercial shopping center.

3. Section 4.3 The last paragraph in this section shall be amended by deleting the last two full sentences of the last paragraph of the section, replacing them with a new paragraph to read as follows:

The total estimated Redevelopment Project Costs for the RPA3 Project equal approximately \$32.9 million. Such costs are estimated based on the knowledge of the Redevelopment Project at this time and that the actual redevelopment cost items for implementing the RPA3 Project may vary depending on market conditions and other factors. The total estimated Redevelopment Project Costs for the RPA2 Project equal approximately twenty-five million dollars. The approximate costs for the RPA Project are estimated based on limited knowledge of the project at this time and that the actual cost items for implementing the project will vary depending on market conditions and other factors, as determined by the developer.

4. Section 4.9 “Conforms with the Comprehensive Plan of the City” shall be changed to read as follows:

This Redevelopment Plan is consistent with the Near Southside Redevelopment Area Plan, approved by the City per Ordinance No. 64831. Furthermore, this Redevelopment Plan conforms to the comprehensive plan for the development of the City as set forth in the “Strategic Land Use Plan” (2005).

5. Section 4.11 “Cost Benefit Analysis” shall be amended by adding the following paragraph after the first paragraph:

A cost benefit analysis showing a net benefit to each taxing district impacted by the RPA3 Project is on file with the St. Louis Development Corporation and City TIF Commission.

6. Section 5.1 “Eligible Redevelopment Project Costs” shall be amended by changing the title to “Eligible Redevelopment Project Costs - RPA1” and including at the end of the section the following new paragraphs and table under the heading “Eligible Redevelopment Project Costs - RPA3”:

The TIF Act provides for the use of tax increment revenues generated by a designated redevelopment area to pay all reasonable or necessary costs incurred, estimated to be incurred, or incidental to a redevelopment plan or redevelopment project within a designated TIF redevelopment area. A municipality may pledge all or any part of the funds in and to be deposited in the special allocation fund established for a redevelopment project area to the payment of redevelopment project costs and obligations within the redevelopment area, including the retention of funds for the payment of future redevelopment costs.

The estimated Redevelopment Project Costs to be incurred in connection with the TIF Project are approximately \$32.9 million and are set forth in Appendix 2. More specifically, the TIF Act allows the City and/or its designated developer(s) to incur redevelopment costs associated with implementation of an approved Redevelopment Plan and approved Redevelopment Project. These costs include all reasonable or necessary costs incurred, and any costs incidental to a Redevelopment Project. Thus, this Redevelopment Plan anticipates that a portion of the sources of funds used to pay the Project Costs will come from the TIF revenues; such Project Costs, in accordance with the TIF Act, may include, but are not limited to:

- Costs of studies, surveys, plans and specifications;
- Professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services;
- Property assembly costs including, but not limited to, acquisition of land and other real or personal property rights, or interests therein;
- Costs of construction of buildings or other structures;
- Costs of construction of public works or improvements;
- Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include the payment of interest on any obligation issued under the provisions of this Redevelopment Plan accruing during the estimated period of construction of any

Redevelopment Project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto; and

- All or a portion of a taxing district’s capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the City, by written agreement, accepts and approves such costs.

The costs shown on Appendix 2 represent the total approximate costs of the project regardless of the source of funding. This table does not include all custom finishes over and above Developer-supplied finishes, which are unknown at this time. Typical plan implementation and financing costs are based on the experience of the Developer. It should be noted that these costs are based on the knowledge of the Project at this time and that the actual redevelopment cost items for implementing the Redevelopment Plan and the Redevelopment Project may vary from these estimates.

The following table illustrates the anticipated categories of costs that will be funded in part by TIF, assuming the funding of up to \$12,200,000 in Redevelopment Project Costs.

CATEGORY	
	Acquisition Costs
	Demolition Costs (includes, but is not limited to, demolition of existing buildings and structures or parts thereof).
	Site Preparation and Improvements Costs (includes, but is not limited to, site work, street and sidewalk improvements, utility work, resetting of curbs, landscaping and lighting in the right of way).
	Financing Costs (includes, but is not limited to, loan fees, construction period interest, disbursing fees, construction monitoring and inspection fees, lender’s legal fees, loan appraisals, flood certificates, title, recording, disbursing costs, tax credit investor fees and any and all other costs incurred by the Developer in connection with obtaining financing for and a tax credit investor in the Redevelopment Project).
	Environmental Testing, Remediation and/or Abatement Costs (includes, but is not limited to, the testing for and removal and disposal of toxic or hazardous substances or materials).
	Professional Service Costs (includes, but is not limited to, architectural, engineering, surveying, legal, marketing, advertising, financial, planning, or special services).
	TIF Costs & Issuance Costs incurred by the Developer. Costs of construction of buildings or other structures.
\$ 12,200,000	TOTAL

It is not the intent of Appendix 2, the table provided above, or this Redevelopment Plan to restrict the City or the Developer to the cost amounts, categories or allocations as outlined. During the life of the Redevelopment Area, Plan, and Project, other costs may be incurred or adjustments may be made within and among the line items specified in Appendix 2 and additional categories may be added to the extent allowed by the TIF Act, if necessary and reasonable to accomplish the program objectives of the Redevelopment Plan.

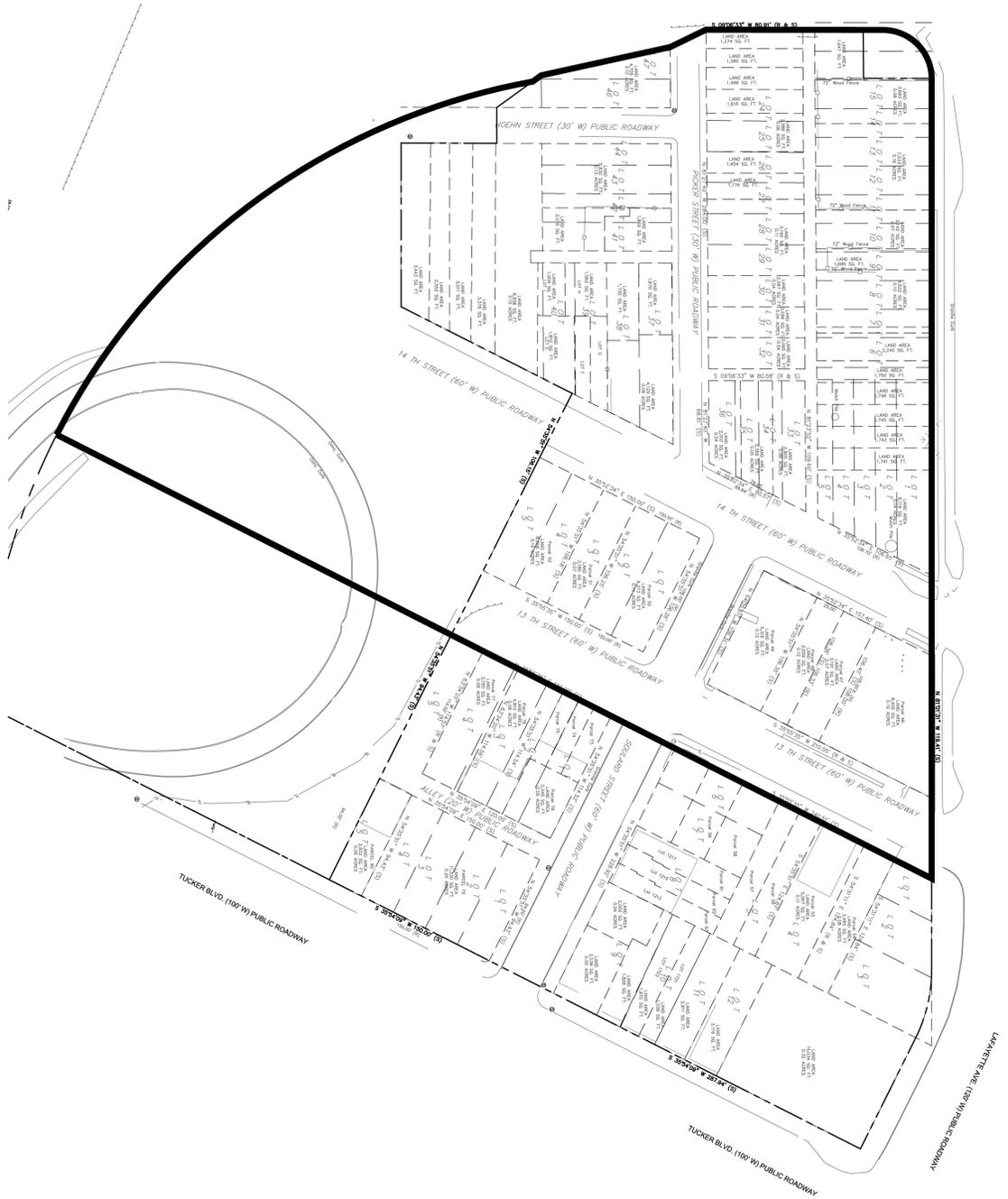
7. Section 5.3 “TIF Note Funding” shall be changed by inserting the following paragraph after the first paragraph:

This Redevelopment Plan proposes that the City initially authorize and issue one or more Tax Increment Financing Notes (“TIF Note”) in an amount up to Twelve Million Two-Hundred Thousand and No/100 Dollars (\$12,200,000.00) plus issuance costs to fund a portion of the Redevelopment Project Costs associated with completion of the RPA3 Project, with a term of retirement for all such issues not more than 23 years. The TIF Notes or other financial obligations will be issued only to finance the RPA3 Project and Redevelopment Project Costs as outlined in the section of Appendix 2 pertaining to RPA3, which are eligible costs as specified in Section 99.805(11) of the TIF Act, including any costs of issuing the TIF Notes or other financial obligations.

8. Appendix 1 shall be amended by including the following map and deleting the legal description of RPA3 under the heading "RPA3", replacing it with the following:

A TRACT OF LAND BEING PART OF CITY BLOCK 820-N, PART OF CITY BLOCK 820 (FORMERLY 820-S), PART OF CITY BLOCK 820-W, PART OF CITY BLOCK 414 PART OF CITY BLOCK 415, ALSO PART OF PICKER STREET (30' WIDE), PART OF HOEHN STREET (30' WIDE), PART OF 14TH STREET (60' WIDE), PART OF 13TH STREET (60' WIDE), PART OF SOULARD STREET (60' WIDE), THAT PORTION OF THE ALLEYS IN THE AFOREMENTIONED CITY BLOCKS AND A PORTION OF THE MISSOURI STATE HIGHWAYS AND TRANSPORTATION RIGHT OF WAY OF THE INTERSECTION OF INTERSTATE HIGHWAYS 55 AND 44 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF LAFAYETTE AVE. (120' WIDE) AND THE EASTERN RIGHT OF WAY LINE OF 13 TH STREET (60' WIDE); THENCE SOUTHWARDLY ALONG THE EASTERN RIGHT OF WAY LINE OF 13 TH STREET AND THE EXTENSION THEREOF, SOUTH 35 DEGREES 55 MINUTES 35 SECONDS WEST A DISTANCE OF 820.52 FEET TO A POINT ON THE PROPOSED RIGHT OF WAY LINE OF THE AFORESAID INTERSTATES; THENCE ALONG SAID PROPOSED RIGHT OF WAY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 559.00 FEET, AN ARC LENGTH OF 513.67 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 39 MINUTES 05 SECONDS WEST A DISTANCE OF 495.79 FEET TO A POINT; THENCE NORTH 26 DEGREES 52 MINUTES 56 SECONDS WEST A DISTANCE OF 8.80 FEET TO A POINT; THENCE NORTH 03 DEGREES 26 MINUTES 46 SECONDS WEST A DISTANCE OF 110.40 FEET TO A POINT; THENCE NORTH 16 DEGREES 59 MINUTES 07 SECONDS WEST A DISTANCE OF 33.24 FEET TO A POINT; THENCE NORTH 09 DEGREES 04 MINUTES 03 SECONDS EAST A DISTANCE OF 148.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.56 FEET, AN ARC LENGTH OF 63.09 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 54 DEGREES 24 MINUTES 53 SECONDS EAST A DISTANCE OF 56.92 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERN RIGHT OF WAY OF LAFAYETTE AVENUE (120' WIDE); THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE, SOUTH 81 DEGREES 01 MINUTES 31 SECONDS EAST A DISTANCE OF 670.33 FEET TO THE POINT OF BEGINNING, CONTAINING 323,615 SQUARE FEET OR 7.429 ACRES MORE OR LESS, BASED UPON PRELIMINARY CALCULATIONS ON AN ONGOING BOUNDARY SURVEY BY MARLER SURVEYING COMPANY, INC. DURING MARCH 2006 THROUGH MAY 2006, & JANUARY 2007.



9. Appendix 2 shall be amended by including the following chart under the heading "RPA3":

USES

Land	2,500,000.00
Sitework	7,000,000.00
City Market Construction	4,505,150.00
Walgreens Construction	2,030,130.00
Retail/Office Construction	3,485,700.00
Testing - Environ During Construction	100,000.00
Tenant Allowance	1,310,100.00
Permits	200,000.00
Signage	375,000.00
TAP Fees	335,000.00
Utilities	1,250,000.00
Architect	525,000.00
Engineering	375,000.00
Soils Consultant	300,000.00
Environmental	250,000.00
Attorney	425,000.00
Leasing Commission	642,600.00
Construction Management Fee	1,544,331.00
Developers Fee	2,012,488.00
Appraisal	25,000.00
Title/Disbursing	75,000.00
Builder's Risk	65,000.00
Contingency	1,702,098.00
Lender Fee	775,815.00
Construction Period interest*	1,123,590.00
TOTAL USES	32,932,002.00

SOURCES

TIF	12,200,000.00
Construction Loan	20,732,002.00
TOTAL SOURCES	32,932,002.00

10. Appendix 3 shall be amended to include the following:

**CITY HOSPITAL TIF REDEVELOPMENT PLAN
ANTICIPATED RPA3 REDEVELOPMENT PROJECT SCHEDULE**

First TIF Commission Meeting ((\$5,000 Application fee due)	3/14/07
Submit Redevelopment Plan to TIF Commission (at least 45 days prior to public hearing)	4/13/07
Mailing of Notice of TIF Commission Public Hearing to Taxing Districts (not less than 45 days prior to hearing) (RSMo. 99.830.3)	4/16/07
First Publication of Notice of TIF Commission Public Hearing (not more than 30 days prior to hearing) (RSMo. 99.830.1)	5/07/07
Written Notice to Property Owners (not less than 10 days prior to public hearing) (RSMo. 99.830.3)	5/23/07
Second Publication of Notice of TIF Commission Public Hearing (not more than 10 days prior to public hearing) (RSMo. 99.830.1)	5/30/07
Public Hearing by TIF Commission (RSMO. '99.825)	6/06/07
TIF Commission Recommendation to Board of Aldermen (within 90 days of TIF Public Hearing) (RSMo. 99.820.3)	6/06/07
TIF Ordinances Introduced adopting plan, approving project, establishing district, establishing special allocation fund, approving redevelopment agreement and authorizing issuance of TIF Notes (between 14 and 90 days after hearing) (RSMo. 99.820.1[1])	6/26/07
HUDZ Committee Hearing on TIF Ordinances	7/10/07
Second Reading of TIF Ordinances	7/19/07
Perfection of Board Bill(s)	8/7/07
Board of Estimate & Apportionment	8/21/07
Third Reading and Final Passage of TIF Ordinances	8/28/07
Mayor Signs Bills	9/28/07
Full Construction Commences	9/29/07
Construction Complete	9/29/09

11. Appendix 4 shall be amended to include the following:

**CITY HOSPITAL REDEVELOPMENT PLAN
EQUALIZED ASSESSED VALUE (2007) OF ALL PARCELS WITHIN RPA3**

<u>SITEADDR</u>	<u>Parcel Number</u>	<u>2007 EAV</u>
1726-30 S 14TH ST	04140000100	\$0
1724 S 14TH ST	04140000200	\$0
1720-2 S 14TH ST	04140000300	\$0

1300-98 LAFAYETTE AV	04140000400	\$0
1801-7 S 13TH ST	04150000100	\$0
1809 S 13TH ST	04150000200	\$0
1811-5 S 13TH ST	04150000300	\$0
1817-27 S 13TH ST	04150000350	\$0
1834-64 S 14TH ST	08200000700	\$0
1520-2 PICKER ST	08200000300	\$0
1516 PICKER ST	08200000500	\$0
1516 PICKER ST	08200000400	\$0
1512 PICKER ST	08200000600	\$0
1807 S 14TH ST	08200000800	\$0
1809 S 14TH ST	08200000900	\$0
1803 S 14TH ST	08200001000	\$0
1805 S 14TH ST	08200001100	\$0
1807 S 14TH ST	08200001200	\$0
1809 S 14TH ST	08200001300	\$0
1811 S 14TH ST	08200001400	\$0
1813 S 14TH ST	08200001500	\$0
1815 S 14TH ST	08200001600	\$0
1817 S 14TH ST	08200001700	\$0
1819 S 14TH ST	08200001800	\$0
1600 PICKER ST	08200400050	\$0
1554 LAFAYETTE AV	08200500100	\$0
1552 LAFAYETTE AV	08200500200	\$0
1542-4 LAFAYETTE AV	08200500309	\$0
1542 LAFAYETTE AV	08200500310	\$0
1542-4 LAFAYETTE AV	08200500320	\$0
1538-40 LAFAYETTE AV	08200500400	\$0
1530-6 LAFAYETTE AV	08200500506	\$0
1530 LAFAYETTE AV	08200500507	\$0
1528 LAFAYETTE AV	08200500600	\$0
1526 LAFAYETTE AV	08200500700	\$0
1522-4 LAFAYETTE AV	08200500800	\$3,700
1520 LAFAYETTE AV	08200500850	\$0
1520 LAFAYETTE AV	08200501050	\$0
1518 LAFAYETTE AV	08200501100	\$0
1516 LAFAYETTE AV	08200501200	\$0
1514 LAFAYETTE AV	08200501300	\$0
1512 LAFAYETTE AV	08200501400	\$0
1510 LAFAYETTE AV	08200501500	\$0
1500-8 LAFAYETTE AV	08200501600	\$0
1715 S 14TH ST	08200501700	\$1,430
1717 S 14TH ST	08200501800	\$1,430
1719 S 14TH ST	08200501900	\$1,430
1509 PICKER ST	08200502000	\$0
1511 PICKER ST	08200502100	\$0
1515 PICKER ST	08200502200	\$0
1517-21 PICKER ST	08200502300	\$0
1523 PICKER ST	08200502400	\$0
1525 PICKER ST	08200502500	\$0
1527 PICKER ST	08200502600	\$0
1601 PICKER ST	08200502700	\$0
1603 PICKER ST	08200502800	\$0
1605 PICKER ST	08200502900	\$0
1607 PICKER ST	08200503000	\$0
TOTAL EQUALIZED ASSESSED VALUATION		\$7,990

Annual Percentage Change 230%

12. Appendix 5 shall be amended to include the following heading and table:

**CITY HOSPITAL REDEVELOPMENT PLAN
PROJECTED TIF REVENUES FROM THE RPA3 PROJECT**

Year	Assessed Value	TIF Real Estate	PLOTS	Retail Sales	Sales Tax	Restaurant	RFRT Taxes	Payroll	Employer's	TOTAL EATS	CID Sales Tax	EATs with 75%	CID with 75%	EATs and CID	PLOTS with	Total Investments
Base	7,950	555									(1%)	Coverage	Coverage	1.10 Coverage	With Coverage	
2007	\$ 1,144,480	\$ 79,103	\$ 555	\$ 79,103	\$ 2,946,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2008	\$ 1,477,500	\$ 106,537	\$ 748	\$ 106,537	\$ 3,854,925	\$ 106,537	\$ 141,190	\$ 726,679	\$ 108,700	\$ 51,339	\$ 39,648	\$ 41,147	\$ 29,639	\$ 69,127	\$ 88,164	\$ 146,941
2009	\$ 1,870,000	\$ 141,384	\$ 1,041	\$ 141,384	\$ 5,123,375	\$ 141,384	\$ 187,788	\$ 959,858	\$ 145,320	\$ 68,000	\$ 52,465	\$ 54,647	\$ 39,812	\$ 94,680	\$ 120,751	\$ 197,892
2010	\$ 2,340,000	\$ 187,177	\$ 1,388	\$ 187,177	\$ 6,728,875	\$ 187,177	\$ 250,440	\$ 1,276,617	\$ 195,120	\$ 90,000	\$ 69,000	\$ 71,702	\$ 50,903	\$ 124,605	\$ 161,501	\$ 259,393
2011	\$ 2,910,000	\$ 244,900	\$ 1,841	\$ 244,900	\$ 8,928,375	\$ 244,900	\$ 333,330	\$ 1,731,117	\$ 263,520	\$ 118,320	\$ 89,325	\$ 92,805	\$ 66,720	\$ 164,525	\$ 215,226	\$ 327,226
2012	\$ 3,590,000	\$ 316,500	\$ 2,461	\$ 316,500	\$ 11,988,375	\$ 316,500	\$ 444,444	\$ 2,344,444	\$ 350,000	\$ 158,320	\$ 118,320	\$ 124,343	\$ 92,805	\$ 215,226	\$ 284,343	\$ 428,343
2013	\$ 4,410,000	\$ 404,250	\$ 3,281	\$ 404,250	\$ 16,328,375	\$ 404,250	\$ 588,889	\$ 3,088,889	\$ 450,000	\$ 208,320	\$ 158,320	\$ 164,343	\$ 124,343	\$ 284,343	\$ 378,343	\$ 558,343
2014	\$ 5,390,000	\$ 508,250	\$ 4,374	\$ 508,250	\$ 22,228,375	\$ 508,250	\$ 777,778	\$ 4,177,778	\$ 590,000	\$ 273,320	\$ 208,320	\$ 214,343	\$ 158,320	\$ 378,343	\$ 498,343	\$ 738,343
2015	\$ 6,540,000	\$ 629,250	\$ 5,832	\$ 629,250	\$ 29,928,375	\$ 629,250	\$ 1,044,444	\$ 5,544,444	\$ 770,000	\$ 353,320	\$ 273,320	\$ 284,343	\$ 208,320	\$ 498,343	\$ 658,343	\$ 978,343
2016	\$ 7,950,000	\$ 779,250	\$ 7,791	\$ 779,250	\$ 39,928,375	\$ 779,250	\$ 1,411,111	\$ 7,511,111	\$ 1,000,000	\$ 453,320	\$ 353,320	\$ 378,343	\$ 273,320	\$ 658,343	\$ 878,343	\$ 1,318,343
2017	\$ 9,780,000	\$ 954,250	\$ 10,388	\$ 954,250	\$ 53,928,375	\$ 954,250	\$ 1,888,889	\$ 10,177,778	\$ 1,300,000	\$ 593,320	\$ 453,320	\$ 498,343	\$ 353,320	\$ 878,343	\$ 1,158,343	\$ 1,738,343
2018	\$ 11,970,000	\$ 1,192,750	\$ 13,847	\$ 1,192,750	\$ 73,928,375	\$ 1,192,750	\$ 2,555,556	\$ 13,847,778	\$ 1,700,000	\$ 773,320	\$ 593,320	\$ 658,343	\$ 453,320	\$ 1,158,343	\$ 1,538,343	\$ 2,278,343
2019	\$ 14,760,000	\$ 1,490,250	\$ 18,129	\$ 1,490,250	\$ 100,928,375	\$ 1,490,250	\$ 3,444,444	\$ 18,847,778	\$ 2,200,000	\$ 1,003,320	\$ 773,320	\$ 878,343	\$ 593,320	\$ 1,538,343	\$ 2,018,343	\$ 2,978,343
2020	\$ 17,950,000	\$ 1,862,750	\$ 23,505	\$ 1,862,750	\$ 138,928,375	\$ 1,862,750	\$ 4,666,667	\$ 25,847,778	\$ 2,900,000	\$ 1,303,320	\$ 1,003,320	\$ 1,158,343	\$ 773,320	\$ 2,018,343	\$ 2,698,343	\$ 3,978,343
2021	\$ 21,740,000	\$ 2,329,250	\$ 30,740	\$ 2,329,250	\$ 187,928,375	\$ 2,329,250	\$ 6,333,333	\$ 35,847,778	\$ 3,800,000	\$ 1,703,320	\$ 1,303,320	\$ 1,538,343	\$ 1,003,320	\$ 2,698,343	\$ 3,578,343	\$ 5,178,343
2022	\$ 26,220,000	\$ 2,901,250	\$ 39,684	\$ 2,901,250	\$ 254,928,375	\$ 2,901,250	\$ 8,555,556	\$ 48,847,778	\$ 5,000,000	\$ 2,203,320	\$ 1,703,320	\$ 2,018,343	\$ 1,303,320	\$ 3,578,343	\$ 4,678,343	\$ 6,778,343
2023	\$ 31,490,000	\$ 3,596,250	\$ 50,942	\$ 3,596,250	\$ 345,928,375	\$ 3,596,250	\$ 11,555,556	\$ 66,847,778	\$ 6,600,000	\$ 2,803,320	\$ 2,018,320	\$ 2,698,343	\$ 1,703,320	\$ 4,678,343	\$ 6,278,343	\$ 8,878,343
2024	\$ 37,660,000	\$ 4,425,250	\$ 65,736	\$ 4,425,250	\$ 467,928,375	\$ 4,425,250	\$ 15,666,667	\$ 91,847,778	\$ 8,800,000	\$ 3,603,320	\$ 2,698,320	\$ 3,578,343	\$ 2,018,320	\$ 6,278,343	\$ 8,378,343	\$ 11,978,343
2025	\$ 44,830,000	\$ 5,400,250	\$ 84,408	\$ 5,400,250	\$ 631,928,375	\$ 5,400,250	\$ 21,111,111	\$ 124,847,778	\$ 11,800,000	\$ 4,603,320	\$ 3,578,320	\$ 4,678,343	\$ 2,698,320	\$ 8,378,343	\$ 11,178,343	\$ 15,978,343
2026	\$ 53,200,000	\$ 6,540,250	\$ 107,520	\$ 6,540,250	\$ 851,928,375	\$ 6,540,250	\$ 28,333,333	\$ 167,847,778	\$ 15,800,000	\$ 6,003,320	\$ 4,678,320	\$ 6,278,343	\$ 3,578,320	\$ 11,178,343	\$ 15,178,343	\$ 20,978,343
2027	\$ 63,970,000	\$ 7,875,250	\$ 137,656	\$ 7,875,250	\$ 1,151,928,375	\$ 7,875,250	\$ 37,777,778	\$ 225,847,778	\$ 21,200,000	\$ 7,803,320	\$ 6,278,320	\$ 8,378,343	\$ 4,678,320	\$ 15,178,343	\$ 20,178,343	\$ 27,978,343
2028	\$ 76,540,000	\$ 9,465,250	\$ 176,544	\$ 9,465,250	\$ 1,561,928,375	\$ 9,465,250	\$ 50,666,667	\$ 303,847,778	\$ 28,000,000	\$ 10,203,320	\$ 8,378,320	\$ 11,178,343	\$ 6,278,320	\$ 20,178,343	\$ 27,178,343	\$ 36,978,343
2029	\$ 91,210,000	\$ 11,340,250	\$ 228,840	\$ 11,340,250	\$ 2,091,928,375	\$ 11,340,250	\$ 68,333,333	\$ 403,847,778	\$ 37,000,000	\$ 13,403,320	\$ 11,178,320	\$ 15,178,343	\$ 8,378,320	\$ 27,178,343	\$ 36,178,343	\$ 48,978,343
2030	\$ 108,280,000	\$ 13,565,250	\$ 296,112	\$ 13,565,250	\$ 2,811,928,375	\$ 13,565,250	\$ 91,666,667	\$ 533,847,778	\$ 49,000,000	\$ 17,603,320	\$ 15,178,320	\$ 20,178,343	\$ 11,178,320	\$ 36,178,343	\$ 47,178,343	\$ 64,978,343
Base	\$ 7,950,000	\$ 555,000	\$ 79,103	\$ 79,103	\$ 2,946,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776
2030	\$ 1,082,800	\$ 73,800	\$ 565	\$ 73,800	\$ 2,646,475	\$ 78,582	\$ -	\$ 444,600	\$ 6,669	\$ 41,628	\$ 29,455	\$ 33,301	\$ 23,564	\$ 56,864	\$ 71,912	\$ 128,776

13. A new appendix, Appendix 8, shall be added to the plan and will be titled as follows:

**APPENDIX 8
CITY HOSPITAL REDEVELOPMENT PLAN
ANALYSIS OF CONDITIONS REPRESENTING A BLIGHTED AREA:
CITY HOSPITAL RPA 3**

ANALYSIS OF CONDITIONS
REPRESENTING A BLIGHTED AREA
for the
CITY HOSPITAL RPA 3
TIF REDEVELOPMENT AREA
THE CITY HOSPITAL RPA 3 TIF REDEVELOPMENT PLAN
April 20, 2007

City of St. Louis, Missouri
Tax Increment Financing Commission

TIF ELIGIBILITY

The City of St. Louis (the “City”) by Ordinance No. 64831, pursuant to a blighting study and plan for the “Near Southside Redevelopment Area,” dated December, 1999, designated all of the City Hospital RPA 3 Redevelopment Area (the “Redevelopment Area” or “Area”) established in the City Hospital Redevelopment Plan (the “TIF Redevelopment Plan”) approved by Ordinance No. 65977, as a blighted area and approved a redevelopment plan for the Near Southside Redevelopment Area pursuant to Section 99.300-99.715 RSMo. Ordinance No. 64831 made a finding of blight (as defined in Section 99.320 RSMo.) for the Redevelopment Area as a whole, as well as additional surrounding properties. Specifically, Ordinance No. 64831 states, in relevant part:

The properties within the Area are mostly in poor to fair condition . . . and are characterized by substantial vacant properties as well as deficiencies in site layout and infrastructure. The existence of deteriorated property constitutes both an economic liability to the City and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

Pursuant to Ordinance No. 64831 Section A.2, “fair condition” means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. “Poor condition” is defined as: “(1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.”

Despite the incentives available through the above-referenced plans, the Redevelopment Area remains blighted, unoccupied and underutilized.

As defined in the TIF Act, a “blighted area” is:

An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

The Redevelopment Area is a blighted area as defined above based upon the City’s finding and the fact that it exhibits the factors enumerated above, which are further discussed as follows:

1.) Deterioration of Site Improvements:

The City has previously demolished all of the original structures within the Area. The result is a vacant, deteriorated landscape littered with debris and traversed by crumbling streets and alleyways.

In general, deterioration refers to any physical deficiencies in building or site improvements. Pavement and concrete surfaces including streets, parking area, sidewalks, curbs, gutters, and alleyways are cracked, crumbling, uneven or otherwise dilapidated. Standing water from precipitation on many of the paved surfaces in the Area is evidenced by surfaces of dirt and gravel in depressions on the paved areas. This condition indicates inadequate grading of paved surfaces and inadequate provision for removing stormwater runoff from the area. Deterioration of other improvements includes damaged utility poles and degraded signage. Debris and refuse have also accumulated in piles in the Area.

2.) Unsanitary and unsafe conditions resulting from:

The aforementioned conditions of the Area evidence a general lack of attention and maintenance of the Area. The presence of dilapidated utility poles, degraded signage, piles of debris, broken pavement, and poorly draining roads and gutters result in an unsanitary and unsafe environment for the Area's neighbors and City residents. The area is poorly lit at night by streetlights and presents an unsafe situation in general. Such condition would likely persist without redevelopment of the Area.

3.) Existence of Conditions which Endanger Lives or Property by Fire or Other Causes:

The lack of maintenance and unsafe conditions evident in the Redevelopment Area is a hazard to both real property and personal safety.

4.) Menace to the Public Health, Safety, Morals or Welfare:

As outlined above, the Redevelopment Area exhibits many factors which constitute a menace to the public health, safety, morals, or welfare in its present condition and use. The deteriorating, unsanitary, and unsafe site conditions as illustrated above represent a menace to the public health and safety, and the economic liability of the deteriorated, vacant Area represents a menace to the public welfare.

5.) Economic and Social Liability:

Due to the predominance of blighting factors discussed above, the Area in its current condition is a significant liability to the social welfare and economic independence of the City. As noted above, the Area suffers from obvious neglect and a lack of investment. These conditions have fostered a state of economic obsolescence as the Area will soon become unmarketable because of its condition, and will further become an economic burden to the City. Deterioration and subsequent obsolescence of the Area has contributed to the lack of physical maintenance and vacancy.

The Area in its current condition hampers the economic vitality and independence of the City by failing to generate tax revenue and discouraging reinvestment in, or maintenance of, the Area. The Area's physical condition, combined with its vacancy, diminishes its potential to generate property tax revenues for the City up to its full potential. Without the comprehensive redevelopment of the Area, its physical condition will continue to deteriorate and its economic efficiency will continue to decline.

The physical condition of and resulting lack of reinvestment in the Area have resulted in economic underutilization. The type of economic underutilization seen in the Redevelopment Area has been recognized as a blighting condition by the Missouri Supreme Court case Tierney v. Planned Industrial Expansion Authority of Kansas City, Missouri, 742 S.W. 2d 146, 151 (Mo. 1987).

In Tierney at 151, the Court stated:

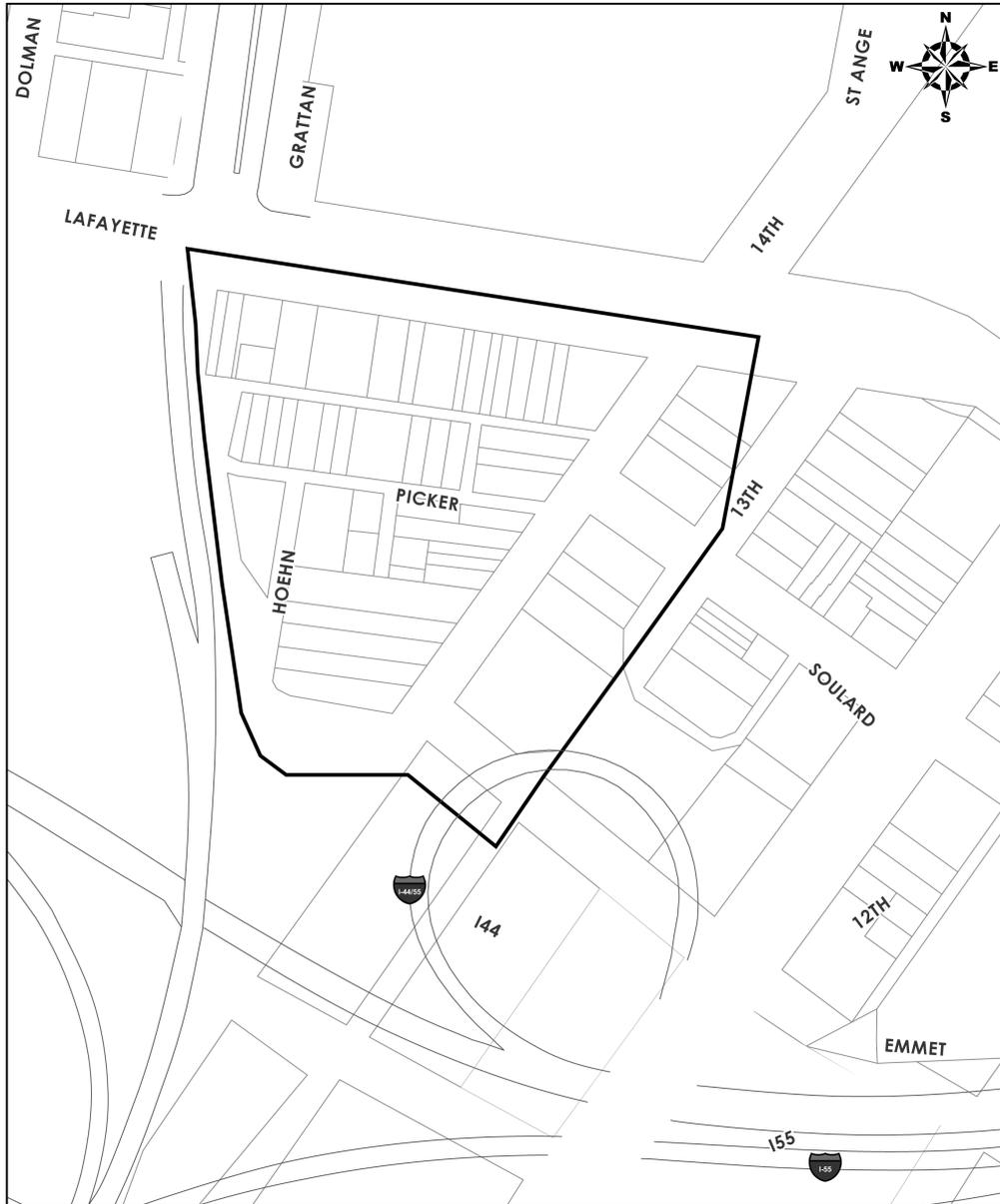
... (10) The owners, finally, attack the concept of "economic underutilization" ... They suggest that almost all land could be put to a higher and better use, and argue that the concept of economic under-utilization is so broad...

We do not find the fault or the danger perceived. The concept of urban redevelopment has gone far beyond "slum clearance" and the concept of economic underutilization is a valid one. This is explicit in State ex rel. Atkinson v. Planned Industrial Expansion Authority of St. Louis, 517 S.W.2d 36 (Mo. Banc 1975), sustaining the statutes governing this case. Centrally located urban land is scarce. The problems of assembling tracts of sufficient size to attract developers, and of clearing uneconomic structures, are substantial and serious... We need not repeat all of the evidence which has before the city council tended to show that redevelopment of this area would promote a higher level of economic activity, increased employment, and greater services to the public...

The comprehensive redevelopment of the Area will foster much needed economic activity and contribute to the growth of the City.

Exhibit 1
Map of the Area

EXHIBIT 1
CITY HOSPITAL RPA III REDEVELOPMENT AREA
ST. LOUIS, MISSOURI



 CITY HOSPITAL RPA III TIF REDEVELOPMENT PROJECT AREA

Feet
0 100 200 400

Exhibit 2
Photographs of Conditions in the Area

Exhibit 2
Photographs of Conditions in the Area











