

# The CITY JOURNAL

*Official Publication of THE CITY OF ST. LOUIS*

**FRANCIS G. SLAY**

*Mayor*

**LEWIS E. REED**

*President, Board of Aldermen*

**DARLENE GREEN**

*Comptroller*

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## JOURNAL OF THE Board of Aldermen

OF THE  
CITY OF ST. LOUIS

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REGULAR  
SESSION  
2014-2015

## PRELIMINARY

**The following is a preliminary  
draft of the minutes of the  
meeting of**

**Friday, February 13, 2015.**

**These minutes are  
unofficial and subject to  
Aldermanic approval.**

City of St. Louis Board of Aldermen  
Chambers February 13, 2015.

The roll was called and the following  
Aldermen answered to their names: Tyus,  
Flowers, Bosley, Moore, Hubbard, Ingrassia,  
Conway, Ortmann, Vollmer, Villa, Arnowitz,  
Murphy, Howard, Green, Baringer, Roddy,  
Kennedy, Davis, Schmid, French, Boyd,  
Vaccaro, Ogilvie, Cohn, Carter, Williamson,  
Krewson and President Reed. 28

*"Almighty God, source of all authority,  
we humbly ask guidance in our deliberations  
and wisdom in our conclusions. Amen."*

**ANNOUNCEMENT OF ANY  
SPECIAL ORDER OF THE DAY**

None.

**INTRODUCTION OF  
HONORED GUESTS**

None.

**APPROVAL OF MINUTES  
OF PREVIOUS MEETING**

Mr. Kennedy moved to approve the  
minutes for January 30, 2015.

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

**REPORT OF CITY OFFICIALS**

**Report of the Clerk  
of the Board of Aldermen**

I wish to report that on the 13<sup>th</sup> day of  
February, 2015, I delivered to the Office of  
the Mayor of the City of St. Louis the  
following board bills that were truly agreed to  
and finally adopted.





**Board Bill No. 191**

An ordinance authorizing and directing the Street Commissioner to take all necessary actions to honorably designate Walton Avenue as "Rev. Melvin Smotherson Avenue."

**Board Bill No. 193**

An ordinance authorizing and directing the Street Commissioner to take all necessary actions to honorably designate Goodfellow Boulevard between Enright Avenue and Delmar Boulevard as "Rev. Tommie C. Ringo Boulevard."

**Board Bill No. 226**

An ordinance recommended by the Board of Public Service authorizing the 2015 St. Louis Works and the 50/50 Sidewalk Programs City Wide providing for the construction and reconstruction of gutters, streets, driveways, spot curbs, sidewalks, alleys, traffic controls, beautification, tree planting, resurfacing and related engineering adjustments listed herein, appropriating \$5,500,000.00 from the Street Improvement Fund; containing sections for description of the work, approval of plans and specifications, work and material guarantees, estimated costs from City funds and supplemental agreements and reversion authorizations, applicable state and federal wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, contract advertising statutes, and a public work emergency clause.

**Board Bill No. 245**

An ordinance recommended by the Board of Public Service to conditionally vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in excess portion of Holly Hills of an irregular shape at the western line of Grand Ave. adjacent to City Block 5869 in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

**Board Bill No. 246**

An ordinance recommended by the Board of Public Service to vacate above surface, surface and sub-service rights for vehicle, equestrian and pedestrian travel in 1. A 60' portion of Wise between Kingshighway and Brother Thornton Way (vac.) abutting 4948-50 Wise (aka Lots 14 and 15 in City Block 3996) and Lots 57 & 58 in City Block 5592. 2. A 210.01 foot portion of the 15 foot wide east/west alley in City Block 3996 abutting 4936-50 Wise and bounded by Wise, Kingshighway, Manchester and Hereford (vac.) in the City of St. Louis, Missouri, as

hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

**Board Bill No. 247**

An ordinance recommended by the Board of Public Service to conditionally vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in Parkview Place from Euclid to Kingshighway in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

**Board Bill No. 249**

An ordinance recommended by the Board of Public Service to conditionally vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in 15 foot wide east/west alley in City Block 1814 as bounded by Chouteau, Jefferson, LaSalle and Ohio in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

**Board Bill No. 251**

An ordinance recommended by the Board of Public Service to conditionally vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in the western 15' wide north/south alley in City Block 5653 beginning at Delor and continuing  $227.895 \pm 2.525'$  to the northern 15' wide east/west alley in same City Block and both bounded by Delor, Adkins, Walsh and Morganford in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

**Board Bill No. 133**

An ordinance pertaining to the Tillie's Corner, located at 1345-55 N. Garrison Avenue at Sheridan Avenue (the Property), having as subject matter the designation of the Property as a City of St. Louis Landmark, containing definitions, Landmark Standards and a severability clause.

**Board Bill No. 134**

An ordinance pertaining to the New Age Federal Savings and Loan Building, located at 1401 N. Kingshighway (the Property), having as subject matter the designation of the Property as a City of St. Louis Landmark, containing definitions, Landmark Standards and a severability clause.

**Board Bill No. 214**

An ordinance repealing Ordinances 68943 and enacting a new ordinance confirming the prohibition of the issuance of any package liquor licenses for any premises within the boundaries of the Twenty-Fourth Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof; containing an exception allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances; and containing an emergency clause.

**Board Bill No. 220**

An ordinance confirming the prohibition of the issuance of any package liquor licenses for any premises within the boundaries of the Fifteenth Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof; containing an exception allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances; and

**Board Bill No. 231**

An Ordinance recommended and approved by the Airport Commission, the Board of Public Service, and the Board of Estimate and Apportionment, authorizing and establishing a multi-year public works and improvement program at Lambert-St. Louis International Airport® (the "Airport") providing for an Environmental, Planning, Programming, and Remediation Implementation Program (the "Project") for certain real property located within the geographical boundaries commonly referred to as the Northern Tract Site and more fully described in EXHIBIT "1" entitled "Legal Description of the Northern Tract Site", which is attached hereto and incorporated herein, consisting of, but not limited to, environmental consulting, site characterization, engineering, managing, sampling, and testing services and work, the preparation and production of bid specifications, contract documents, advertising, and other procurement services or work, environmental assessments, reports, analyses, studies, site reviews (benchmarking and baseline), site monitoring, and site remediation and restoration work, including, but not limited to, design, construction, mobilization, material and equipment costs, remediation costs, pre-job sampling, soil removal, groundwater removal, soil transportation, soil disposal, soil backfill costs, construction management, demolition, grading, abatement, geotechnical borings, lab analysis, traffic and security control, and waste disposal and transportation costs, cost to manage, administer, implement soil management plans

and environmental covenants, such authorized work consisting of, but not limited to, planning, designing, programming, technical advice and assistance, inspection services, consulting services, remediation services, legal services, surveys, mapping, appraisal, escrow, and title services, engineering and architectural services, CADD services, operational and facilities plans, ground maintenance and landscaping and related work or services, security, and other related work or services for the development, implementation, administration, management or monitoring of the Project at a total estimated cost of Two Million Dollars (\$2,000,000); authorizing an initial appropriation of One Million Dollars (\$1,000,000) from the Airport Development Fund established under Ordinance 59286, Section 13, approved October 26, 1984, to be expended for the payment of costs for work or services authorized herein and providing for the receipt of supplemental appropriations when authorized by ordinance into this Ordinance, as funds become available to continue the Project; authorizing and directing the Director of Airports with the approval of the Board of Estimate and Apportionment to let contracts providing for title, appraisal and escrow services, ground maintenance, legal services, and other related services for the implementation and administration of the Project; authorizing and directing the Board of Public Service with the advice, consent and approval of the Director of Airports to let contracts and to enter into agreements or reimbursement agreements, for all other approved work or services, purchase materials and equipment, employ labor, pay salaries, wages, fees, retain consultants, and otherwise provide for the work and services authorized herein; providing that any contract let hereunder will be subject to the City of St. Louis' ("City") Charter and applicable City ordinances and any Missouri State laws or regulations applicable thereto; authorizing and directing the Comptroller of the City to draw warrants for the payment of expenses authorized herein, and authorizing, as necessary and appropriate, the Comptroller, Treasurer, City Counselor, Director of Airports, and other appropriate officers, agents, and employees of the City to make such applications or certifications and provide such data to other appropriate parties as may be necessary or in the City's best interest, and to take whatever action necessary in order to provide for the payment or reimbursement of eligible costs authorized herein; authorizing and directing the Director of Airports to make such applications and provide such data and to take whatever action necessary to seek moneys or funds under the Airport

Improvement Program, the Passenger Facilities Charge Program, or other federal, state or local programs, and/or under or pursuant to reimbursement agreements or contracts for which these authorized costs or expenditures might qualify for reimbursement or payment and authorizing the deposit of such funds as may be appropriate into this Ordinance for the purpose of reimbursing or paying in part the costs of the Project; directing that all contracts let under the authority of this Ordinance be in compliance with all applicable minority and women or disadvantaged business enterprise requirements and in compliance with all applicable federal, state and local laws, ordinances, regulations, court decisions and executive orders relating to equal employment opportunity; containing a severability clause; and containing an emergency clause.

### **Board Bill No. 233**

An Ordinance recommended and approved by the Board of Estimate and Apportionment authorizing and directing the Director of Airports and the Comptroller of the City of St. Louis (the "City") to enter into and execute on behalf of the City two (2) Automated Teller Machine ("ATM") Concession Agreements (the "ATM Concession Agreements") at Lambert - St. Louis International Airport (the "Airport") between the City and the following concessionaires: a) Bank of America, N.A. and b) CardTronics U.S.A, Inc., granting to each concessionaire the right, license, and privilege to operate a non-exclusive ATM Concession at the Airport subject to the terms, covenants, and conditions of their ATM Concession Agreement with the City, which were approved by the Airport Commission and are more fully described in Section One of this Ordinance; directing that the ATM Concession Agreements be in compliance with all applicable disadvantaged business enterprise requirements and in compliance with all applicable federal, state, and local laws, ordinances, regulations, court decisions and executive orders relating to equal employment opportunity; and containing a severability clause and an emergency clause.

### **Board Bill No. 241**

An ordinance recommended by the Board of Estimate and Apportionment authorizing and directing (i) the issuance by the City of St. Louis, Missouri of its airport revenue refunding bonds, series 2015 (non-amt) (Lambert-St. Louis international airport), in one or more series in an aggregate principal amount not to exceed twenty million dollars (\$20,000,000) (the "series 2015 bonds") to

effect the refunding of all or a portion of the city's outstanding airport revenue refunding bonds, series 2005 (non-amt) Lambert-St. Louis International Airport (the "series 2005 bonds"); providing for the funding of any required reserve funds and for the payment of costs of issuance and other related transaction costs with respect to the series 2015 bonds; setting forth certain terms and conditions for the issuance of the series 2015 bonds; appointing a trustee, a bond registrar and a paying agent in connection with the series 2015 bonds; appointing an escrow agent, if any, in connection with the outstanding bonds to be refunded with the proceeds of the series 2015 bonds; approving the form and authorizing the execution and delivery of the twentieth supplemental indenture of trust with respect to the issuance of the series 2015 bonds including any conforming or clarifying amendments to the amended and restated indenture of trust (as defined herein); authorizing the negotiated sale of the series 2015 bonds and the execution and delivery of a bond purchase agreement, an escrow agreement and other matters with respect thereto; authorizing the preparation, execution and distribution of the preliminary official statement and the official statement and the preparation, execution and delivery of the continuing disclosure agreement; authorizing the negotiation and purchase of credit enhancement (including bond insurance, credit facilities, and sureties), if any, and any necessary related documents; authorizing the proper officials, agents and employees of the city to execute such documents and to take such actions as are necessary or appropriate in connection with the foregoing matters; repealing ordinances of the city to the extent inconsistent with the terms hereof; and containing a severability clause.

### **Board Bill No. 198 (Committee Substitute/ As Amended)**

An ordinance repealing Ordinance 68663, codified as Chapter 3.110.120 of the Revised Code of the City of St. Louis and in lieu thereof enacting a new ordinance relating to a "complete streets" policy for the City of St. Louis, stating guiding principles and practices so that transportation improvements are planned, designed and constructed to encourage walking, bicycling and transit use while promoting safe operations for all users.

David W. Sweeney, Clerk  
Board of Aldermen

**Office of the Mayor**

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201

February 13, 2015  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for appointment to the Grove Community Improvement District Board of Directors:

The appointment of Mr. Fran Franerra, a property owner and whose term will expire on June 30, 2018.

The appointment of Mr. Brian Pratt, property owner and whose term will expire on June 30, 2018.

The reappointment of Mr. Kelly Kenter, a business owner and whose term will expire on June 30, 2018.

The reappointment of Mr. Jack Baumstark, a property owner and whose term will expire on June 30, 2018.

The reappointment of Mr. Austin Barzantny, a property owner and whose term will expire on June 30, 2018.

The reappointment of Mr. Chip Schloss, a property owner and whose term will expire on June 30, 2018.

On behalf of the Grove Community Improvement District Board of Directors I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Mr. Roddy moved to approve the following individuals for appointment to the Grove Community Improvement District Board of Directors: Fran Franerra, Brian Pratt, Kelly Kenter, Jack Baumstark, Austin Barzantny and Chip Schloss.

Seconded by Mr. Cohn.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
February 13, 2015

Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individual for appointment to the Airport Arts Advisory Committee:

The appointment of Mr. Leslie Markle, a resident of the 8<sup>th</sup> Ward, and whose term will expire on December 10, 2019.

I respectfully request your approval of this appointment.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Krewson moved to approve the following individual for appointment to the Airport Arts Advisory Committee: Mr. Leslie Markle.

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201

February 13, 2015  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individual for appointment to the Missouri History Museum Subdistrict:

The appointment of Mr. Jeremy W. Colbert, a resident of the 26<sup>th</sup> Ward, and whose term will expire on September 30, 2016.

I respectfully request your approval of this appointment.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Krewson moved to approve the following individual for appointment to the Missouri History Museum Subdistrict: Jeremy W. Colbert.

Seconded by Ms. Ingrassia.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103

(314) 622-3201  
February 13, 2015  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individual for appointment to the Locust Central Business District:

The appointment of Mr. James L. Edwards, Jr., a resident of the 19<sup>th</sup> Ward, and whose term will expire on December 31, 2018.

On behalf of the Locust Central Business District I respectfully request your approval of this appointment.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Ingrassia moved to approve the following individual for appointment to the Locust Central Business District: James L. Edwards Jr.

Seconded by Mr. Cohn.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201

February 13, 2015  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for reappointment to the Board of Adjustment:

The reappointment of Ms. Sallie Burke, who resides at 6828 Schanlan, 63139, and whose term will expire on December 18, 2015.

The reappointment of Mr. John D. Albert, who resides at 2744 Burd, 63112, and whose term will expire on December 18, 2015.

The reappointment of Mr. John Caruso, who resides at 5535 Columbia, 63139, and whose term will expire on December 18, 2015.

I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Mr. Roddy moved to approve the following individuals for appointment to the Board of Adjustment: Sallie Burke, John D. Albert and John Caruso.

Seconded by Ms. Baringer.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201

February 13, 2015  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for appointment to the North Broadway Carrie Community Improvement District:

The appointment of Mr. Alexander Kuehling, a resident of St. Louis County, and whose term will expire on June 20, 2019.

The appointment of Mr. Karl Kuehling, a resident of St. Louis County, and whose term will expire on June 20, 2019.

The appointment of Ms. Mary Kuehling, a resident of St. Louis County, and whose term will expire on June 20, 2017.

The appointment of Ms. Laura Kuehling, a resident of St. Louis County, and whose term will expire on June 20, 2017.

The appointment of Mr. Kyle Kuehling, a resident of St. Louis County, and whose term will expire on June 20, 2017.

On behalf of the North Broadway Carrie Improvement District I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Flowers moved to approve the following individuals for appointment to the North Broadway Carrie Community Improvement District: Alexander Kuehling, Karl Kuehling, Mary Kuehling, Lara Kuehling and Kyle Kuehling.

Seconded by Ms. Howard.

Carried by the following vote:

Ayes: Flowers, Bosley, Moore, Hubbard, Ingrassia, Conway, Ortmann, Vollmer, Villa, Arnowitz, Murphy, Howard, Green, Baringer, Roddy, Kennedy, Schmid,

French, Boyd, Vaccaro, Ogilvie, Cohn, Williamson, Carter, Krewson and President Reed. 26

Noes: Tyus. 1

Present: 0

## PETITIONS & COMMUNICATIONS

None.

## BOARD BILLS FOR PERFECTION -INFORMAL CALENDAR

None.

## BOARD BILLS FOR THIRD READING -INFORMAL CALENDAR

None.

## RESOLUTIONS -INFORMAL CALENDAR

None.

## FIRST READING OF BOARD BILLS

None.

## REFERENCE TO COMMITTEE OF BOARD BILLS

None.

## SECOND READING AND REPORT OF STANDING COMMITTEES

Mr. Kennedy of the Committee on Public Safety submitted the following report which was read.

Board of Aldermen Committee report, February 13, 2015.

To the President of the Board of Aldermen:

The Committee on Public Safety to whom was referred the following Board Bills, report that they have considered the same and recommend adoption.

## Board Bill No. 208 (Committee Substitute)

An ordinance establishing an Civilian Oversight Board in the City of St. Louis; establishing the St. Louis Civilian Oversight Board, containing definitions, delineating the St. Louis Civilian Oversight Board's composition, powers and duties, the administrative structure, inspection and investigation procedures, cooperation of the Police Department, confidentiality and containing a severability clause.

Alderman Kennedy  
Chairman of the Committee

Mr. Conway of the Committee on Ways and Means submitted the following report which was read.

Board of Aldermen Committee report, February 13, 2015.

To the President of the Board of Aldermen:

The Committee on Ways and Means to whom was referred the following Board Bills, report that they have considered the same and recommend adoption.

## Board Bill No. 219

An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to execute a Quit Claim Deed to JARUBA CORP. for certain City-owned property located in City Block 5114, which property is known as 4213 Gibson Avenue, upon receipt of and in consideration of the sum of Three Hundred Seventy-Five Thousand Dollars (\$375,000.00), and containing an emergency clause.

Alderman Conway  
Chairman of the Committee

Mr. French moved to suspend the rules for the purpose of moving the following Board Bill to the perfection calendar: Board Bill No. 208 (Committee Substitute).

Seconded by Mr. Carter.

Failed by the following vote:

Ayes: Flowers, Bosley, Moore, Hubbard, Conway, Green, Roddy, Kennedy, Schmid, French, Boyd, Ogilvie, Williamson, Carter and President Reed. 15

Noes: Tyus, Ingrassia, Vollmer, Villa, Arnowitz, Murphy, Howard, Baringer, Vaccaro, Cohn and Krewson. 12

Present: 0

## REPORT OF SPECIAL COMMITTEES

None.

## PERFECTION CONSENT CALENDAR

Mr. Kennedy moved that the following Board Bills before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass": Board Bills No. 268, 235, 242, 260, 269, 270, 271 and 238 (Committee Substitute).

Seconded by Mr. Williamson.

Carried unanimously by voice vote.

## **BOARD BILLS FOR PERFECTION**

Ms. Davis moved that Board Bill No. 232 before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Ms. Ingrassia.

Carried unanimously by voice vote.

Mr. Boyd moved to suspend the rules for the purpose of moving the following Board Bills to the third reading calendar for final passage: Board Bills No. 268, 235, 242, 260, 269, 270, 271, 238 (Committee Substitute) and 232.

Seconded by Mr. Cohn.

Carried by the following vote:

Ayes: Tyus, Flowers, Bosley, Moore, Hubbard, Ingrassia, Conway, Ortmann, Vollmer, Villa, Murphy, Howard, Green, Baringer, Roddy, Kennedy, Davis, Schmid, French, Boyd, Vaccaro, Ogilvie, Cohn, Williamson, Carter, Krewson and President Reed. 27

Noes: 0

Present: 0

## **THIRD READING CONSENT CALENDAR**

Mr. Kennedy moved for third reading and final passage of Board Bills No. 250, 264, 210, 211, 240, 248, 212, 213, 223, 224, 234, 236, 237, 239, 243, 253, 254, 255, 257, 258, 261, 262, 244, 268, 235, 242, 260, 269, 270, 271, 238 (Committee Substitute) and 232.

Seconded by Mr. Ortmann.

Carried by the following vote:

Ayes: Tyus, Flowers, Bosley, Moore, Hubbard, Ingrassia, Conway, Ortmann, Vollmer, Villa, Murphy, Howard, Green, Baringer, Roddy, Kennedy, Davis, Schmid, French, Boyd, Vaccaro, Ogilvie, Cohn, Williamson, Carter, Krewson and President Reed. 27

Noes: 0

Present: 0

## **Board Bill No. 250**

An Ordinance Approving The Petition Of Various Owners Of Certain Real Property To Establish A Community Improvement District, Establishing the 2350 South Grand Community Improvement District, Finding A Public Purpose For The Establishment Of The 2350 South Grand Community Improvement District, And Containing An Emergency Clause And A Severability Clause.

## **Board Bill No. 264**

An Ordinance authorizing the City to execute a Cooperation Agreement and certain documents related thereto, which Cooperation Agreement and attachments attached hereto amend in part the Agreement incorporated into Ordinance No. 69732, and allowing for the City of St. Louis, the Great Rivers Greenway District, and the CityArch River 2015 Foundation to provide procedures for their cooperation in the design, completion, and ongoing operation, care and maintenance of City blocks 114 and 131, of which the City is Lessee, which blocks pursuant to St. Louis City Ordinance No. 69732 comprise part of the CityArchRiver Project Area as set forth therein, and containing a severability clause, a governance clause, and an emergency clause.

## **Board Bill No. 210**

An ordinance amending Ordinance #69758 approved June 25, 2014, by modifying the terms of real estate tax abatement for the 3637 N. Utah Place Redevelopment Area authorized by Ordinance #69758.

## **Board Bill No. 211**

An ordinance approving a blighting study and redevelopment plan dated November 18, 2014 for the 2329-51 Market St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMO inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMO, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is partially occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

## **Board Bill No. 248**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 851-859 Goodfellow Blvd. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMO inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated December 16, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is partially occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis (“City”), attached hereto and incorporated herein as Attachment “A”, finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment “B”, pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen (“Board”) and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 212**

An ordinance approving a blighting study and redevelopment plan dated November 18, 2014 for the 4056 Russell Blvd. Redevelopment Area (as further defined herein, the “Plan”) after finding that said Redevelopment Area (“Area”) is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the “Statute” being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis (“City”), attached hereto and incorporated herein as Attachment “A”, finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment “B”, pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area

by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen (“Board”) and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 213**

An ordinance approving a Redevelopment Plan for the 2112 Sidney St. (“Area”) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the “Statute” being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis (“City”), attached hereto and incorporated herein as Exhibit “A”, finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated November 18, 2014 for the Area (“Plan”), incorporated herein by attached Exhibit “B”, pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

### **Board Bill No. 223**

An ordinance approving a Redevelopment Plan for the 2613-17 Marcus Ave. (“Area”) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the “Statute” being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis (“City”), attached hereto and incorporated herein as Exhibit “A”, finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated November 18, 2014 for the Area (“Plan”), incorporated herein by attached Exhibit “B”, pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

### **Board Bill No. 224**

An ordinance approving a blighting study and redevelopment plan dated November 18, 2014 for the 3318 Wisconsin Ave. Redevelopment Area (as further defined herein, the “Plan”) after finding that said Redevelopment Area (“Area”) is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the “Statute” being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis (“City”), attached hereto and incorporated herein as Attachment “A”, finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of

the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 234**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 1956 Wyoming St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 236**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 5528 Botanical Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 237**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 5435 Elizabeth Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 239**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 2350 South Grand Blvd. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the

"Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 243**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 2413 S. 10th St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 253**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 3219 Regal Place Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 254**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 3923 Cleveland Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 255**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 2640 Arsenal St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 257**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 4448 Oakland Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A",

finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, and if it should become occupied, the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 258**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 1917 Rutger St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement;

Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 261**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 5519 Botanical Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, and if it should become occupied, the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement;

and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 262**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 5532 Maganolia Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 244**

An Ordinance directing the Director of Streets to temporarily close, barricade, or otherwise impede the flow of traffic at Emerson Avenue at the northeast corner of Emerson Avenue and at southwest corner of

Emerson Avenue at Lillian Avenue and containing an emergency clause.

### **Board Bill No. 268**

An Ordinance Adopting and Approving The Petition To Amend The Petition To Establish The CWE Business Community Improvement District To Add Property To The CWE Business Community Improvement District, Finding Of Public Purpose For Adding Property, And Containing A Severability Clause.

### **Board Bill No. 235**

An ordinance repealing the requirement of approval of the City Plan Commission of all applications for proposed residential structures or uses that are to be governmentally subsidized, repealing Section One of Ordinance 56167, codified as 25.48.010 of the Revised Code of the City of St. Louis, and containing an emergency clause.

### **Board Bill No. 242**

An Ordinance recommended by the Planning Commission on January 7, 2015, to change the zoning of property as indicated on the District Map, from "B" Two-Family Dwelling District and "H" Area Commercial District to the "H" Area Commercial District only, in City Block 1445 (2700 S. Grand Blvd.), so as to include the described parcel of land in City Block 1445; and containing an emergency clause.

### **Board Bill No. 260**

An ordinance amending the definitions under the Civil Rights Enforcement Agency, repealing Section Two of Ordinance 67119, codified as 3.44.010 of the Revised Code of the City of St. Louis and enacting new section

### **Board Bill No. 269**

An Ordinance affirming adoption of a redevelopment plan, redevelopment area, and redevelopment project; authorizing the execution of a redevelopment agreement between the City of St. Louis and ROL Capital III Inc.; prescribing the form and details of said agreement; designating ROL Capital III Inc., as developer of the redevelopment area; making certain findings with respect thereto; authorizing other related actions in connection with the redevelopment of certain property within the redevelopment area; and containing a severability clause.

### **Board Bill No. 270**

An Ordinance designating a portion of the City of St. Louis, Missouri as a redevelopment area known as the Union Station Phase 2 Redevelopment Area pursuant to the Real Property Tax Increment Allocation Redevelopment Act; approving a

redevelopment plan and a redevelopment project with respect thereto; adopting tax increment financing within the redevelopment area; making findings with respect thereto; establishing the Union Station Phase 2 Special Allocation Fund; authorizing certain actions by City officials; and containing a severability clause.

### **Board Bill No. 271**

An Ordinance recommended by the Board of Estimate and Apportionment authorizing and directing the issuance and delivery of not to exceed \$18,500,000 plus issuance costs principal amount of tax increment revenue notes (Union Station Phase 2 Redevelopment Project) Series 20\_\_-A/B, of the City of St. Louis, Missouri; prescribing the form and details of such notes and the covenants and agreements made by the City to facilitate and protect the payment thereof; prescribing other matters relating thereto, and containing a severability clause.

### **Board Bill No. 238 (Committee Substitute)**

An ordinance to regulate employer and employee working relationships between the City of St. Louis and all employees under the Classified Service, including a compensation plan, terms and conditions of employment, benefits, leaves of absence, and authorization for a Deferred Compensation Plan; repealing Ordinances 69189 and 69617; allocating certain other employees to a grade with rate; and including an emergency clause. The provisions of the sections contained in this ordinance shall be effective with the start of the first pay period following approval by the Mayor.

### **Board Bill No. 232**

An ordinance recommended by the Airport Commission, the Board of Public Service, and the Board of Estimate and Apportionment authorizing and directing the Director of Airports and the Comptroller of the City of St. Louis ("St. Louis") to enter into and execute on behalf of St. Louis an Agreement and Contract of Sale ("Agreement") substantially in the form as set out in ATTACHMENT "1" to this Ordinance, which is attached hereto and incorporated herein, between St. Louis, the owner and operator of Lambert-St. Louis International Airport® ("Airport"), which is located in St. Louis County, Missouri, and NorthPark Partners, LLC, a Missouri corporation ("NorthPark"), providing for the sale of approximately 2.554 acres of property owned by St. Louis and located in St. Louis County ("St. Louis Property"), which is more fully described in Section 1 of the Agreement

and Exhibit "A" thereto entitled "Legal Description of St. Louis Property", for the sum of One Hundred Fifty Thousand Dollars (\$150,000) subject to and in accordance with its provisions, and to the applicable rules and regulations of the Federal Aviation Administration ("FAA") and the applicable provision of the Airport's Amended and Restated Indenture of Trust between UMB Bank, N.A., Trustee, dated October 15, 1984 as amended, and Restated on September 10, 1997 as amended; authorizing and directing the Mayor and the Comptroller of St. Louis to enter into and execute on behalf of St. Louis the quit claim deed substantially in the form as set out in Exhibit "B" to the Agreement entitled "Form of Quit Claim Deed for St. Louis Property", remising, releasing, conveying, and forever quit-claiming unto NorthPark, its successors in interest and assigns, the St. Louis Property subject to the easements and restrictive covenants as defined and provided for in said quit claim deed; conditioning the execution and delivery of the quit claim deed at the closing as contemplated in the Agreement on the FAA prior approval of the sale of the St. Louis Property; authorizing and directing the Mayor, the Comptroller, the Register, the City Counselor, and other appropriate officers, agents, and employees of St. Louis, with the advice of the Director of Airports, to enter into and execute on behalf of St. Louis and in St. Louis' best interest any attendant or related documents, agreements, permits, amendments, affidavits, certifications, or instruments deemed necessary to effectuate the terms set forth in the Agreement, and/or deemed necessary to preserve and protect St. Louis' interest, and to take such actions as may be necessary or appropriate in connection with the consummation of the transactions contemplated herein; providing that the provisions set forth in this Ordinance shall be applicable exclusively to the agreements, documents, permits, and instruments approved and/or authorized by this Ordinance; and containing a severability clause and an emergency clause.

### **THIRD READING, REPORT OF THE ENGROSSMENT COMMITTEE AND FINAL PASSAGE OF BOARD BILLS**

Board of Aldermen, Committee Report, St. Louis, February 13, 2015.

To the President of the Board of Aldermen:

The Committee on Engrossed and Enrolled Bills to whom was referred the

following Board Bills report that they have considered the same and it is truly enrolled.

Ms. Hubbard moved for third reading and final passage of Board Bill No. 259.

Seconded by Ms. Howard.

Carried by the following vote:

Ayes: Flowers, Bosley, Hubbard, Ingrassia, Conway, Ortmann, Vollmer, Arnowitz, Murphy, Howard, Baringer, Roddy, Davis, Schmid, Boyd, Vaccaro, Cohn, Williamson, Carter, Krewson and President Reed. 21

Noes: Tyus, Moore, Villa, Green, Kennedy, French and Ogilvie. 7

Present: 0

### **Board Bill No. 259**

An Ordinance recommended by the Board of Estimate and Apportionment authorizing the execution of a First Amendment to Amended and Restated Redevelopment Agreement by and between the City of St. Louis and Northside Regeneration, LLC; prescribing the form and details of said First Amendment to Amended and Restated Redevelopment Agreement; making findings with respect thereto; authorizing certain actions by city officials; and containing a severability clause.

Ms. Hubbard moved for third reading and final passage of Board Bill No. 263 (Floor Substitute).

Seconded by Mr. Bosley.

Mr. Boyd moved to call the question.

Seconded by Ms. Murphy.

Failed by the following vote:

Ayes: Hubbard, Ingrassia, Ortmann, Vollmer, Arnowitz, Murphy, Howard, Baringer, Roddy, Davis, Boyd and Vaccaro. 12

Noes: Tyus, Flowers, Bosley, Moore, Conway, Villa, Green, Kennedy, Schmid, French, Ogilvie, Cohn, Williamson, Carter, Krewson and President Reed. 16

Present: 0

Ms. Hubbard renewed her motion for third reading and final passage of Board Bill No. 263 (Floor Substitute).

Carried by the following vote:

Ayes: Flowers, Bosley, Hubbard, Ingrassia, Conway, Ortmann, Vollmer, Arnowitz, Murphy, Howard, Baringer, Roddy, Davis, Schmid, French, Boyd, Vaccaro, Ogilvie, Cohn, Williamson, Carter and Krewson. 17

Noes: Tyus, Moore, Villa, Green, Kennedy, Schmid, French, Ogilvie, Cohn, Williamson and President Reed. 11

Present: 0

### **Board Bill No. 263 (Floor Substitute)**

An ordinance approving a Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated January 13, 2015 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that some property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is partially occupied and LCRA or the Developer shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be no real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

Mr. Boyd moved for third reading and final passage of Board Bill No. 189 (Committee Substitute).

Seconded by Mr. Vollmer.

Carried by the following vote:

Ayes: Tyus, Flowers, Bosley, Hubbard, Ingrassia, Conway, Ortmann, Vollmer, Villa, Arnowitz, Murphy, Howard, Green, Baringer, Roddy, Davis, Schmid, French, Boyd, Vaccaro, Ogilvie, Cohn, Williamson, Carter, Krewson and President Reed. 26

Noes: 0

Present: 0

### **Board Bill No. 189 (Committee Substitute)**

An Ordinance recommended by the Civil Service Commission pertaining to applicants seeking employment with the City of St. Louis in positions under the classified service plan; finding that service in the U.S. Armed Forces is meritorious, adding new provisions that establish a military veteran hiring preference system; containing definitions; scoring system and documentation requirements.

Alderman Boyd  
Chairman of the Committee

### **REPORT OF THE ENROLLMENT COMMITTEE**

Board of Aldermen, Committee Report,  
St. Louis, February 13, 2015.

To the President of the Board of Aldermen:

The Committee on Engrossed and Enrolled Bills to whom was referred the following Board Bills report that they have considered the same and they are truly engrossed.

### **Board Bill No. 250**

An Ordinance Approving The Petition Of Various Owners Of Certain Real Property To Establish A Community Improvement District, Establishing the 2350 South Grand Community Improvement District, Finding A Public Purpose For The Establishment Of The 2350 South Grand Community Improvement District, And Containing An Emergency Clause And A Severability Clause.

### **Board Bill No. 264**

An Ordinance authorizing the City to execute a Cooperation Agreement and certain documents related thereto, which Cooperation Agreement and attachments attached hereto amend in part the Agreement incorporated into Ordinance No. 69732, and allowing for the City of St. Louis, the Great Rivers Greenway District, and the CityArch River 2015 Foundation to provide procedures for their cooperation in the design, completion, and ongoing operation, care and maintenance of City blocks 114 and 131, of which the City is Lessee, which blocks pursuant to St. Louis City Ordinance No. 69732 comprise part of the CityArchRiver Project Area as set forth therein, and containing a severability clause, a governance clause, and an emergency clause.

### **Board Bill No. 210**

An ordinance amending Ordinance #69758 approved June 25, 2014, by modifying the terms of real estate tax abatement for the

3637 N. Utah Place Redevelopment Area authorized by Ordinance #69758.

### **Board Bill No. 211**

An ordinance approving a blighting study and redevelopment plan dated November 18, 2014 for the 2329-51 Market St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is partially occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated December 16, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is partially occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

### **Board Bill No. 248**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 851-859 Goodfellow Blvd. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that the property within the Area is partially occupied, and the Redeveloper(s) (as defined herein) shall be responsible for

### **Board Bill No. 240**

An ordinance approving a Redevelopment Plan for the 4135-37 Shaw Blvd. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding

providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 212**

An ordinance approving a blighting study and redevelopment plan dated November 18, 2014 for the 4056 Russell Blvd. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 213**

An ordinance approving a Redevelopment Plan for the 2112 Sidney St. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated November 18, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

### **Board Bill No. 223**

An ordinance approving a Redevelopment Plan for the 2613-17 Marcus Ave. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated November 18, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by

private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

### **Board Bill No. 224**

An ordinance approving a blighting study and redevelopment plan dated November 18, 2014 for the 3318 Wisconsin Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board")

and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 234**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 1956 Wyoming St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 236**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 5528 Botanical Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised

Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 237**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 5435 Elizabeth Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing

feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 239**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 2350 South Grand Blvd. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing

relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 243**

An ordinance approving a blighting study and redevelopment plan dated December 16, 2014 for the 2413 S. 10th St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 253**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 3219 Regal Place Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 254**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 3923 Cleveland Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for

and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 255**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 2640 Arsenal St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for

Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 257**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 4448 Oakland Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, and if it should become occupied, the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 258**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 1917 Rutger St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 261**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 5532 Maganolia Ave. Redevelopment Area (as further defined herein,

the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 262**

An ordinance approving a blighting study and redevelopment plan dated January 13, 2015 for the 5519 Botanical Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan

attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 244**

An Ordinance directing the Director of Streets to temporarily close, barricade, or otherwise impede the flow of traffic at Emerson Avenue at the northeast corner of Emerson Avenue and at southwest corner of Emerson Avenue at Lillian Avenue and containing an emergency clause.

#### **Board Bill No. 268**

An Ordinance Adopting and Approving The Petition To Amend The Petition To Establish The CWE Business Community Improvement District To Add Property To The CWE Business Community Improvement District, Finding Of Public Purpose For Adding Property, And Containing A Severability Clause.

#### **Board Bill No. 235**

An ordinance repealing the requirement of approval of the City Plan Commission of all applications for proposed residential structures or uses that are to be governmentally subsidized, repealing Section One of Ordinance 56167, codified as 25.48.010 of the Revised Code of the City of St. Louis, and containing an emergency clause.

#### **Board Bill No. 242**

An Ordinance recommended by the Planning Commission on January 7, 2015, to

change the zoning of property as indicated on the District Map, from "B" Two-Family Dwelling District and "H" Area Commercial District to the "H" Area Commercial District only, in City Block 1445 (2700 S. Grand Blvd.), so as to include the described parcel of land in City Block 1445; and containing an emergency clause.

#### **Board Bill No. 260**

An ordinance amending the definitions under the Civil Rights Enforcement Agency, repealing Section Two of Ordinance 67119, codified as 3.44.010 of the Revised Code of the City of St. Louis and enacting new section

#### **Board Bill No. 269**

An Ordinance affirming adoption of a redevelopment plan, redevelopment area, and redevelopment project; authorizing the execution of a redevelopment agreement between the City of St. Louis and ROL Capital III Inc.; prescribing the form and details of said agreement; designating ROL Capital III Inc., as developer of the redevelopment area; making certain findings with respect thereto; authorizing other related actions in connection with the redevelopment of certain property within the redevelopment area; and containing a severability clause.

#### **Board Bill No. 270**

An Ordinance designating a portion of the City of St. Louis, Missouri as a redevelopment area known as the Union Station Phase 2 Redevelopment Area pursuant to the Real Property Tax Increment Allocation Redevelopment Act; approving a redevelopment plan and a redevelopment project with respect thereto; adopting tax increment financing within the redevelopment area; making findings with respect thereto; establishing the Union Station Phase 2 Special Allocation Fund; authorizing certain actions by City officials; and containing a severability clause.

#### **Board Bill No. 271**

An Ordinance recommended by the Board of Estimate and Apportionment authorizing and directing the issuance and delivery of not to exceed \$18,500,000 plus issuance costs principal amount of tax increment revenue notes (Union Station Phase 2 Redevelopment Project) Series 20\_\_-A/B, of the City of St. Louis, Missouri; prescribing the form and details of such notes and the covenants and agreements made by the City to facilitate and protect the payment thereof; prescribing other matters relating thereto, and containing a severability clause.

#### **Board Bill No. 238 (Committee Substitute)**

An ordinance to regulate employer and employee working relationships between the City of St. Louis and all employees under the Classified Service, including a compensation plan, terms and conditions of employment, benefits, leaves of absence, and authorization for a Deferred Compensation Plan; repealing Ordinances 69189 and 69617; allocating certain other employees to a grade with rate; and including an emergency clause. The provisions of the sections contained in this ordinance shall be effective with the start of the first pay period following approval by the Mayor.

#### **Board Bill No. 232**

An ordinance recommended by the Airport Commission, the Board of Public Service, and the Board of Estimate and Apportionment authorizing and directing the Director of Airports and the Comptroller of the City of St. Louis ("St. Louis") to enter into and execute on behalf of St. Louis an Agreement and Contract of Sale ("Agreement") substantially in the form as set out in ATTACHMENT "1" to this Ordinance, which is attached hereto and incorporated herein, between St. Louis, the owner and operator of Lambert-St. Louis International Airport® ("Airport"), which is located in St. Louis County, Missouri, and NorthPark Partners, LLC, a Missouri corporation ("NorthPark"), providing for the sale of approximately 2.554 acres of property owned by St. Louis and located in St. Louis County ("St. Louis Property"), which is more fully described in Section 1 of the Agreement and Exhibit "A" thereto entitled "Legal Description of St. Louis Property", for the sum of One Hundred Fifty Thousand Dollars (\$150,000) subject to and in accordance with its provisions, and to the applicable rules and regulations of the Federal Aviation Administration ("FAA") and the applicable provision of the Airport's Amended and Restated Indenture of Trust between UMB Bank, N.A., Trustee, dated October 15, 1984 as amended, and Restated on September 10, 1997 as amended; authorizing and directing the Mayor and the Comptroller of St. Louis to enter into and execute on behalf of St. Louis the quit claim deed substantially in the form as set out in Exhibit "B" to the Agreement entitled "Form of Quit Claim Deed for St. Louis Property", remising, releasing, conveying, and forever quit-claiming unto NorthPark, its successors in interest and assigns, the St. Louis Property subject to the easements and restrictive covenants as defined and provided for in said quit claim deed;

conditioning the execution and delivery of the quit claim deed at the closing as contemplated in the Agreement on the FAA prior approval of the sale of the St. Louis Property; authorizing and directing the Mayor, the Comptroller, the Register, the City Counselor, and other appropriate officers, agents, and employees of St. Louis, with the advice of the Director of Airports, to enter into and execute on behalf of St. Louis and in St. Louis' best interest any attendant or related documents, agreements, permits, amendments, affidavits, certifications, or instruments deemed necessary to effectuate the terms set forth in the Agreement, and/or deemed necessary to preserve and protect St. Louis' interest, and to take such actions as may be necessary or appropriate in connection with the consummation of the transactions contemplated herein; providing that the provisions set forth in this Ordinance shall be applicable exclusively to the agreements, documents, permits, and instruments approved and/or authorized by this Ordinance; and containing a severability clause and an emergency clause.

### **Board Bill No. 259**

An Ordinance recommended by the Board of Estimate and Apportionment authorizing the execution of a First Amendment to Amended and Restated Redevelopment Agreement by and between the City of St. Louis and Northside Regeneration, LLC; prescribing the form and details of said First Amendment to Amended and Restated Redevelopment Agreement; making findings with respect thereto; authorizing certain actions by city officials; and containing a severability clause.

### **Board Bill No. 263 (Floor Substitute)**

An ordinance approving a Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated January 13, 2015 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan

for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that some property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is partially occupied and LCRA or the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be no real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

### **Board Bill No. 189 (Committee Substitute)**

An Ordinance recommended by the Civil Service Commission pertaining to applicants seeking employment with the City of St. Louis in positions under the classified service plan; finding that service in the U.S. Armed Forces is meritorious, adding new provisions that establish a military veteran hiring preference system; containing definitions; scoring system and documentation requirements.

Alderman Boyd  
Chairman of the Committee

Board Bills Numbered 250, 264, 210, 211, 240, 248, 212, 213, 223, 224, 234, 236, 237, 239, 243, 253, 254, 255, 257, 258, 261, 262, 244, 259, 263 (Floor Substitute), 189 (Committee Substitute), 268, 235, 242, 260, 269, 270, 271, 238 (Committee Substitute) and 232 were read and all other business being suspended, Mr. Reed, in the presence of the Board and in open session, affixed his signature in accordance with the provisions of the Charter.

### **COURTESY RESOLUTIONS CONSENT CALENDAR**

President Reed introduced Resolutions No. 231 through 237 and the Clerk was instructed to read same.

### **Resolution No. 231 Aviva Siteman Garland**

**WHEREAS**, we have been apprised Aviva Siteman Garland, was born February 3, 2015; and

**WHEREAS**, weighing five pounds, eight ounces, Aviva is the daughter of "Mediapreneur" founder, David Siteman

Garland and Washington University Physician, Dr. Marcie Epstein Garland, who make their home in the Central West End; and

**WHEREAS**, the parents are descended from families which have significantly contributed to the health and prosperity of the citizens of St. Louis for many decades; and

**WHEREAS**, David is the grandson of Alvin and Ruth Siteman who donated the Siteman Cancer Center to Washington University. Marcie is from a long standing CWE business family - Reliance Automotive at McPherson and Kingshighway.

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberation to welcome Aviva Siteman Garland and we further direct the Clerk of this Board to spread a commemorative copy to the end that it may be presented to our honoree at a time and place deemed appropriate by the Sponsor.

Introduced on the 6th day of January, 2015 by:

**Honorable Joseph Roddy, Alderman 17th Ward**

### **Resolution No. 232 Sigma Gamma Rho Sorority, Inc.**

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. is proud to announce an exciting new partnership to create a Golden Alert, a social action campaign to counter the injustices plaguing our communities and to help increase cultural education and social responsibility, under the leadership of 23rd International Grand Basileus Bonita M. Herring; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. Golden Alert Town Hall is coordinated locally by the First International Grand Basileus Deborah Catchings-Smith who is employed with Citibank as Vice President, Operational Risk Management; and St. Louis Metropolitan Area Sigma Gamma Rho alumnae chapter members of Alpha Upsilon Sigma, Eta Mu Sigma and Zeta Sigma join her in this effort; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc.'s main goal is to create collaborations across the country, provide essential inclusive communication exchange and to host a Golden Alert Town Hall Forum that will archive the feedback of the moderators, attendees of all ages and national/local partners; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. has formed a partnership with rap pioneer Lana "MC Lyte" Moorer (A

Sigma soror) and Hip Hop Sisters Foundation, Inc. (HHSF) as a founding member and supporter of the #EducateOURMen movement. The main goal for this unique partnership with MC Lyte is to develop programs for males by providing scholarships and access to career and personal mentoring; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. has formed a partnership with the National Urban League and its St. Louis Affiliate, the Urban League of Metropolitan St. Louis, in cooperation with its Save Our Sons program. This program provides a Workforce Development-based solution to residents of Ferguson and surrounding North County areas who are unemployed and underemployed African American males ages 17 and older with supportive social service assistance and job security headed by affiliate, Michael P. McMillan, President and CEO; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc., has formed a partnership with the National Organization of Black Law Enforcement Executives (NOBLE) to provide education and outreach to youth and adults in our communities pertaining to interaction with law enforcement. NOBLE serves more than 60,000 youth through its major program components which include: Mentoring, Education, Leadership Development and Safety lead by its national president, Dr. Cedric L. Alexander; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. intends through these partnerships to archive the Golden Alert of leaders and experts combined with those from citizens most impacted by constitutional law and civil law, law enforcement and violent gun control, civic and community engagement, values, youth, and education/jobs/training; The discussion sessions will be videotaped provided by the University of Missouri St. Louis, STL-TV and a hard copy document to be distributed nationally with the results of the Golden Alert Town Hall Forums; and

**WHEREAS**, Sigma Gamma Rho has selected St. Louis, MO to host its Golden Alert Town Hall Forum on February 21, 2015 from 8 AM until Noon on the campus of the University of Missouri, St. Louis in the JC Penney Building.

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize Sigma Gamma Rho Sorority, Inc. and we further direct the Clerk of this Board to spread a copy of this

Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honorees at a time and place deemed appropriate by the Sponsor.

Introduced on the 13th day of February, 2015 by:

**Honorable Marlene Davis, Alderwoman 19th Ward**

**Resolution No. 233  
The Urban League of  
Metropolitan St. Louis**

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. is proud to announce an exciting new partnership to create a Golden Alert, a social action campaign to counter the injustices plaguing our communities and to help increase cultural education and social responsibility, under the leadership of 23rd International Grand Basileus Bonita M. Herring; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. Golden Alert Town Hall is coordinated locally by the First International Grand Basileus Deborah Catchings-Smith who is employed with Citibank as Vice President, Operational Risk Management; and St. Louis Metropolitan Area Sigma Gamma Rho alumnae chapter members of Alpha Upsilon Sigma, Eta Mu Sigma and Zeta Sigma join her in this effort; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc.'s main goal is to create collaborations across the country, provide essential inclusive communication exchange and to host a Golden Alert Town Hall Forum that will archive the feedback of the moderators, attendees of all ages and national/local partners; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. has formed a partnership with rap pioneer Lana "MC Lyte" Moorer (A Sigma soror) and Hip Hop Sisters Foundation, Inc. (HHSF) as a founding member and supporter of the #EducateOURMen movement. The main goal for this unique partnership with MC Lyte is to develop programs for males by providing scholarships and access to career and personal mentoring; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. has formed a partnership with the National Urban League and its St. Louis Affiliate, the Urban League of Metropolitan St. Louis, in cooperation with its Save Our Sons program. This program provides a Workforce Development-based solution to residents of Ferguson and surrounding North County areas who are unemployed and underemployed African American males ages

17 and older with supportive social service assistance and job security headed by affiliate, Michael P. McMillan, President and CEO; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc., has formed a partnership with the National Organization of Black Law Enforcement Executives (NOBLE) to provide education and outreach to youth and adults in our communities pertaining to interaction with law enforcement. NOBLE serves more than 60,000 youth through its major program components which include: Mentoring, Education, Leadership Development and Safety lead by its national president, Dr. Cedric L. Alexander; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. intends through these partnerships to archive the Golden Alert of leaders and experts combined with those from citizens most impacted by constitutional law and civil law, law enforcement and violent gun control, civic and community engagement, values, youth, and education/jobs/training; The discussion sessions will be videotaped provided by the University of Missouri St. Louis, STL-TV and a hard copy document to be distributed nationally with the results of the Golden Alert Town Hall Forums; and

**WHEREAS**, Sigma Gamma Rho has selected St. Louis, MO to host its Golden Alert Town Hall Forum on February 21, 2015 from 8 AM until Noon on the campus of the University of Missouri, St. Louis in the JC Penney Building.

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize the Urban League of Metropolitan St. Louis and we further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honorees at a time and place deemed appropriate by the Sponsor.

Introduced on the 13th day of February, 2015 by:

**Honorable Marlene Davis, Alderwoman 19th Ward**

**Resolution No. 234  
Pioneer Lana "MC Lyte" Moorer and  
Hip Hop Sisters Foundation, Inc.**

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. is proud to announce an exciting new partnership to create a Golden Alert, a social action campaign to counter the injustices plaguing our communities and to help increase cultural education and social responsibility,

under the leadership of 23rd International Grand Basileus Bonita M. Herring; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. Golden Alert Town Hall is coordinated locally by the First International Grand Basileus Deborah Catchings-Smith who is employed with Citibank as Vice President, Operational Risk Management; and St. Louis Metropolitan Area Sigma Gamma Rho alumnae chapter members of Alpha Upsilon Sigma, Eta Mu Sigma and Zeta Sigma join her in this effort; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc.'s main goal is to create collaborations across the country, provide essential inclusive communication exchange and to host a Golden Alert Town Hall Forum that will archive the feedback of the moderators, attendees of all age and national/local partners; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. has formed a partnership with rap pioneer Lana "MC Lyte" Moorer (A Sigma soror) and Hip Hop Sisters Foundation, Inc. (HHSF) as a founding member and supporter of the #EducateOURMen movement. The main goal for this unique partnership with MC Lyte is to develop programs for males by providing scholarships and access to career and personal mentoring; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. has formed a partnership with the National Urban League and its St. Louis Affiliate, the Urban League of Metropolitan St. Louis, in cooperation with its Save Our Sons program. This program provides a Workforce Development-based solution to residents of Ferguson and surrounding North County areas who are unemployed and underemployed African American males ages 17 and older with supportive social service assistance and job security headed by affiliate, Michael P. McMillan, President and CEO; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc., has formed a partnership with the National Organization of Black Law Enforcement Executives (NOBLE) to provide education and outreach to youth and adults in our communities pertaining to interaction with law enforcement. NOBLE serves more than 60,000 youth through its major program components which include: Mentoring, Education, Leadership Development and Safety lead by its national president, Dr. Cedric L. Alexander; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. intends through these

partnerships to archive the Golden Alert of leaders and experts combined with those from citizens most impacted by constitutional law and civil law, law enforcement and violent gun control, civic and community engagement, values, youth, and education/jobs/training; The discussion sessions will be videotaped provided by the University of Missouri St. Louis, STL-TV and a hard copy document to be distributed nationally with the results of the Golden Alert Town Hall Forums; and

**WHEREAS**, Sigma Gamma Rho has selected St. Louis, MO to host its Golden Alert Town Hall Forum on February 21, 2015 from 8 AM until Noon on the campus of the University of Missouri, St. Louis in the JC Penney Building.

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize Pioneer Lana "MC Lyte" Moorer and Hip Hop Sisters Foundation, Inc. and we further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honorees at a time and place deemed appropriate by the Sponsor.

Introduced on the 13th day of February, 2015 by:

**Honorable Marlene Davis, Alderwoman 19th Ward**

**Resolution No. 235  
The National Organization of  
Black Law Enforcement Executives  
(NOBLE)**

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. is proud to announce an exciting new partnership to create a Golden Alert, a social action campaign to counter the injustices plaguing our communities and to help increase cultural education and social responsibility, under the leadership of 23rd International Grand Basileus Bonita M. Herring; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. Golden Alert Town Hall is coordinated locally by the First International Grand Basileus Deborah Catchings-Smith who is employed with Citibank as Vice President, Operational Risk Management; and St. Louis Metropolitan Area Sigma Gamma Rho alumnae chapter members of Alpha Upsilon Sigma, Eta Mu Sigma and Zeta Sigma join her in this effort; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc.'s main goal is to create collaborations across the country, provide essential inclusive communication exchange

and to host a Golden Alert Town Hall Forum that will archive the feedback of the moderators, attendees of all ages and national/local partners; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. has formed a partnership with rap pioneer Lana "MC Lyte" Moorer (A Sigma soror) and Hip Hop Sisters Foundation, Inc. (HHSF) as a founding member and supporter of the #EducateOURMen movement. The main goal for this unique partnership with MC Lyte is to develop programs for males by providing scholarships and access to career and personal mentoring; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. has formed a partnership with the National Urban League and its St. Louis Affiliate, the Urban League of Metropolitan St. Louis, in cooperation with its Save Our Sons program. This program provides a Workforce Development-based solution to residents of Ferguson and surrounding North County areas who are unemployed and underemployed African American males ages 17 and older with supportive social service assistance and job security headed by affiliate, Michael P. McMillan, President and CEO; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc., has formed a partnership with the National Organization of Black Law Enforcement Executives (NOBLE) to provide education and outreach to youth and adults in our communities pertaining to interaction with law enforcement. NOBLE serves more than 60,000 youth through its major program components which include: Mentoring, Education, Leadership Development and Safety lead by its national president, Dr. Cedric L. Alexander; and

**WHEREAS**, Sigma Gamma Rho Sorority, Inc. intends through these partnerships to archive the Golden Alert of leaders and experts combined with those from citizens most impacted by constitutional law and civil law, law enforcement and violent gun control, civic and community engagement, values, youth, and education/jobs/training; The discussion sessions will be videotaped provided by the University of Missouri St. Louis, STL-TV and a hard copy document to be distributed nationally with the results of the Golden Alert Town Hall Forums; and

**WHEREAS**, Sigma Gamma Rho has selected St. Louis, MO to host its Golden Alert Town Hall Forum on February 21, 2015 from 8 AM until Noon on the campus of the University of Missouri, St. Louis in the JC Penney Building.

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize the National Organization of Black Law Enforcement Executives (NOBLE) and we further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honorees at a time and place deemed appropriate by the Sponsor.

Introduced on the 13th day of February, 2015 by:

**Honorable Marlene Davis, Alderman 19th Ward**

**Resolution No. 236  
70th Wedding Anniversary**

**Mr. & Mrs. Steve Whitney, Sr.**

**WHEREAS**, Steve Whitney Sr. and Estella Juralt were united in marriage on March 5, 1945 in Honeyanna, Mississippi and are joyously celebrating their 70th Wedding Anniversary on March 5, 2015; and

**WHEREAS**, they are the proud parents of six children; Steve Whitney, Jr (Eva), Charles David Whitney, Jessie Norvell Whitney (Susan), Yolanda Whitney Carter (Terry), Vinton Clark Whitney (Deborah), Vernon Gary Whitney (Tammie); and

**WHEREAS**, Steve and Estella Whitney are and always have been a tower of strength, support, understanding and limitless love for their family. Their love, devotion, caring, sensitivity and responsiveness to their family, friends and all who know them are their hallmark and tradition; and

**WHEREAS**, Steve and Estella Whitney have been active in the St. Louis community for over 50 years. Together they have lived their lives with great dignity and genuine grace; always demonstrating a deep and continuing concern for human values and ideals. In doing so, they have inspired others to do the same; and

**WHEREAS**, this meaningful occasions is the result of the love, hard work and spirit that this couple has invested in their marriage; and

**WHEREAS**, these same values they have passed to their loved ones, producing a family that is close-knit and supportive of its members, public-minded in its relations to the community; and

**WHEREAS**, Steve and Estella Whitney have touched the lives of their family and many friends through the shining example of their marriage, which is a testament to the devotion and admiration which they possess for one

another; and

**WHEREAS**, the longevity of this enduring marriage truly marks a mile stone in life's journey, an event of personal triumph and joy; and

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize the 70th wedding anniversary of Steve and Estella Whitney and wish them continued happiness and we further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honorees at a time and place deemed appropriate by the Sponsor.

Introduced on the 13th day of February, 2015 by:

**Honorable Chris Carter, Alderman 27th Ward**

**Resolution No. 237  
Steve Whitney Sr.**

**WHEREAS**, Steve Whitney Sr. was born on February 11, 1915 in Lamont, Mississippi; and

**WHEREAS**, his parents, Issac and Beadie Bailey Whitney were the parents of 11 children Robert, Issac, Willie, Jessie, Albe, J.D., Steve, Mary, Joanna, Lillie, and Larry; and

**WHEREAS**, he served in the United States Army and received an honorable discharge in 1945. And on March 5th of that same year he married his wife of 70 years, Estella Juralt Whitney; and

**WHEREAS**, he was a skilled workman, and worked as carpenter, plumber, roofer, and painter in Missouri, settle in St Louis in 1947, to take a job with his brother at the Missouri Portland Cement Company. He worked in various positions in the plant and he loved going to work; and

**WHEREAS**, upon moving to St. Louis he began attending the Central Baptist Church and was active in the Usher Board, Sunday School, Baptist Training Union, and the Laymen, becoming President of the Laymen Board and is currently a member of the Deacon Board and Prayer Services. For nearly 40 years he gladly served a repairman for the church, fixing and constructing whatever was needed; and

**WHEREAS**, he is the proud father of 7 children; Robert, Steve, Charles, Jessie, Yolanda, Vinton, & Vernon. He is the grandfather to 19 grandchildren and 14 great grandchildren; and

**WHEREAS**, he worked at the Missouri Portland Cement Company for 32 years retiring in 1979; and

**WHEREAS**, his hobbies include playing checkers, hunting, traveling and fishing with emphasis on FISHING. Fishing across the country as often as he could. He and his wife traveled to almost every state in the United States and also abroad to Switzerland, Spain, Belgium, France, Germany, Mexico and Canada; and

**WHEREAS**, his favorite scripture is John 1:5-6, "If we walk in the light, he is the light and the blood of Jesus cleanses us from all sin."

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to congratulate Steve Whitney Sr. on the occasion of his 100th Birthday and we wish him continued peace, good health and happiness and we further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honoree at a time and place deemed appropriate by the Sponsor.

Introduced on the 13th day of February, 2015 by:

**Honorable Chris Carter, Alderman 27th Ward**

Unanimous consent having been obtained Resolutions No. 231 through 237 stood considered.

President Reed moved that Resolutions No. 231 through 237 be adopted, at this meeting of the Board.

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

**FIRST READING  
OF RESOLUTIONS**

None.

**SECOND READING  
OF RESOLUTIONS**

None.

**MISCELLANEOUS AND UNFINISHED BUSINESS**

None.

**ANNOUNCEMENTS**

None.

**EXCUSED ALDERMEN**

None.

**ADJOURNMENT**

Mr. Kennedy moved to adjourn under rules to return April 20, 2015 Sine Die .

Seconded by Mr. Cohn.

Carried unanimously by voice vote.

Respectfully submitted,  
David W. Sweeney  
Clerk, Board of Aldermen

## **BOARD OF PUBLIC SERVICE**

### **REGULAR MEETING**

**St. Louis, MO - February 17, 2015**

The Board met at 1:45 p.m.

Present: Directors Skouby, Hayes, Runde, Roth, Gray and President Bradley.

Absent: Director Rice-Walker. (excused)

Request of the Director of Health and Hospitals to be excused from the Regular Meeting of February 17, 2015 was read and leave of absence granted.

The Minutes of the Regular Meeting of February 10, 2015 were unanimously approved.

**COMMUNICATIONS**

Findings of Fact, Conclusions of Law, Decision and Order pertaining to Hearing Number 8160, concerning the revocation of Permit No. 84777, New Life Evangelistic Center, Inc., 1411 Locust, operating a Rooming House or Hotel that is detrimental to the neighborhood pursuant to Ordinance 61971, as codified by Chapter 11.72 of the Revised Code of the City of St. Louis ordered approved.

Consideration of Permit No. 119265, Broadway Sales Group LLC c/o Shabbir Bayat, to occupy 4214 South Broadway, Ste A as a convenience store (no liquor and no cooking), ordered tabled until February 24, 2015.

Communications, reports, recommendations and documents were submitted by Board Members and action thereon taken as follows:

**DIRECTOR OF PUBLIC UTILITIES**

The Board declared as an emergency action to restore and rebuild link belt truck crane to extend its service life.

The Board declared as an emergency action to replace Chain of Rocks Transformer #4 Primary Bushings and Lighting Arresters.

## **DIRECTORS OF PUBLIC UTILITIES AND STREETS**

9 Permits for AT and T ordered approved, subject to certain conditions as follows: 121160, AT and T, bore and place 300 pair cable from existing manhole at front of 1037 So. Taylor 40' east to front of 1040 So. Taylor from this point bore 65' north to intersection of So. Taylor and Gibson from this point bore 60' east etc., 121161, AT and T Missouri, start at existing manhole at intersection of Natural Bridge and Euclid (4901 Natural Bridge) bore 15' north onto AT and T 10 x 10 easement placing two AT and T cables and one conduit, dig two pits, saw cut and restore sidewalk as necessary, 121163, Charter Communications, start behind 5311 Pershing from pole on north side of alley and parking lot to pole on south side of parking lot behind a CBN customer where coax has to be relocated underground in alley, 121148, Union Electric Company d/b/a Ameren Missouri, install conduit and remove overhead lines on east and west side of Vandeventer, north and south side of Forest Park in alley and north and south side of Duncan, 121158, Union Electric Company d/b/a Ameren Missouri, directional bore work on east side of Nebraska, north and south of Allen, 121159, Union Electric Company d/b/a Ameren Missouri, reroute conduit to new pole at Newstead and Clayton., 121126, Regional Justice Information Service, directional bore underneath City- owned street west of 4255 West Pine, then leaving parking lot and pass under North Boyle to enter the REJIS facility to install security perimeter fencing which includes one main gate and two auto gate openers., 121150, Geo Drill, installation of one temporary 1" soil boring/piezometer at approx. 30' bgs. The boring will abandoned with bentonite chips and sealed with concrete., 121151, South Side Property LLC, install first monitoring well, south of 6424 Southland in north right of way of Loughborough and second one, west of 6902 Hampton in east right of way of Hampton. Both wells in the grassy area between street and sidewalk.

## **DIRECTORS OF PUBLIC UTILITIES AND PUBLIC SAFETY**

2 Permits ordered approved, subject to certain conditions as follows: 121200, Jason Torress and Alexander Rodriguez, consolidate land at 5237 and 5241 Elizabeth in C.B. 4073., 121201, Metropolitan St. Louis Sewer District, subdivide land at 1 West Penrose in C.B. 2503.

**DIRECTOR OF PUBLIC SAFETY**

Permit No. 121212, The French School Market Day, declare a festival zone at 1881 Pine at the French School ordered approved.

10 Conditional Use Permits ordered approved as recommended by the Hearing Officer, per Board Order No. 766.

**10 approved with conditions:**

121213, 5434 Reber, electrical contracting business (office use only) home occupancy wavier,

121214, 1811 So. Broadway, school, 121215, 7420 Michigan, daycare, 140 children, 34 infants, 106 children 2 1/2 to 14 years, 5 a.m. to 12 a.m., Monday-Sunday, no cooking,

121216, 2101-27 So. Jefferson, daycare, 148 children, 48 infants, 100 children 2 1/2 to 5 years, 6 a.m. to 6 p.m., Monday-Friday, Cooking,

121217, 2212 So. Jefferson, sit-down, carryout café, outside seating, no liquor with cooking,

121218, 2700 Cherokee, thrift store, used household items and clothing,

121219, 2700-06 Cherokee, interior alterations (per plans) for commercial building,

121220, 2701-47 Delmar, construct parking lot and 8' chain link fence (per plan) for auto repair,

121221, 4400 C D Banks, structural foundation construction (per plans) for classroom and lab addition,

121222, 5104 Hampton, retail, resale and repair of cell phones and accessories.

The above Agenda Items for February 17, 2015 ordered approved.

The Board adjourned to meet Tuesday, February 24, 2015.

Richard T. Bradley, P.E.  
President

ATTEST:

Cherise D. Thomas  
Secretary

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**Office of the  
Board of Public Service  
City of St. Louis**

SEALED PROPOSALS will be received for the Public Work hereinafter mentioned by the Board of Public Service, 1200 Market Street, Room 208 City Hall, until 1:45 P.M., St. Louis, Missouri time on **MARCH 17, 2015**.

**LETTING NUMBER: 8569**

**JOB TITLE: CONCRETE REPLACEMENT DUE TO CITY OF ST. LOUIS WATER DIVISION MAINTENANCE AND CONSTRUCTION 2015**

**DEPOSIT: \$6,475.00**

Drawings and Specifications may be examined on the Board of Public Service website <http://www.stl-bps.org/planroom.aspx> (BPS On Line Plan Room) and may be purchased directly through the BPS website from INDOX Services at cost plus shipping.

Purchased sets become the property of the prospective bidder and **no refunds** will be made.

There will be a mandatory pre-bid conference for this contract on FEBRUARY 25, 2015 at 10:00 a.m. in the conference room at the Water Division Distribution Building, 4600 McRee Ave. 63110

Proposals must be made on blank forms to be furnished by the President of the Board of Public Service, and must be submitted to Room 208 City Hall.

Each bidder shall specify in his proposal in figures, without interlineations, alterations, or erasures, a unit price for each of those items where so called for in the proposal, and shall show the products of the respective unit prices and estimated quantities. He shall also show in figures bid proposals for all items on which Lump Sum figures are requested, and, in addition thereto, at the end of the bid the Lump Sum for which he will perform all of the estimated work, as requested by the general requirements and covenants, specifications, and plans.

In case of a discrepancy between the gross sum shown in the proposal and that obtained by the addition of the bid prices as applied to the basic items, the latter shall prevail.

Each bid must be accompanied by a Cashier's or Treasurer's Check of a Bank or Trust Company in the City of Saint Louis, payable to the Order of the City Treasurer, or a Surety Bond approved by the Comptroller, for the amount of Deposit required, as heretofore stated.

All work under this contract will be paid for in cash, based on monthly estimates of the work completed, less a retained amount of ten (5%) percent. Final payment, including all retained percentages, will be made within ten (10) days after completion of all work and final acceptance by the City.

The City of St. Louis will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award. The M/WBE goal for this project is 25% and 5%.

The Contract shall provide that not less than the prevailing hourly rate of wages in the City of St. Louis as determined by the Department of Labor and Industrial Relations of the State of Missouri for each craft or type of workmen needed in the actual construction work on the site of the construction job herein authorized, as well as the general prevailing rate for legal holiday and overtime work shall be paid to all workmen.

All labor to be performed under this contract shall be subject to the provisions of Section 290.210 to 290.340, inclusive, of the Revised Statutes of Missouri.

All bidders must regard Federal **Executive Order 11246**, "Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity", the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set forth within and referenced at [www.stl-bps.org](http://www.stl-bps.org) (Announcements).

The right of the Board of Public Service to reject any or all bids is expressly reserved.

By Order of the Board of Public Service,  
**February 10, 2015**.

Richard T. Bradley, P.E.  
President

ATTEST:

Cherise D. Thomas  
Secretary

## CITY OF ST. LOUIS BOARD OF PUBLIC SERVICE

**REQUEST FOR PROPOSALS for DISPOSAL OF SOLID CLEAN FILL for CITY OF ST. LOUIS, MO. Proposals due by 11:00 A.M. ,CT, FEBRUARY 19, 2015** at Board of Public Service, 1200 Market, Room 301 City Hall, St. Louis, MO 63103. RFP may be obtained from the Board of Public Service website [www.stl-bps.org](http://www.stl-bps.org), under ON-LINE PLAN ROOM – Plan Room, or call Bette Behan at 314-589-6214.

## CITY OF ST. LOUIS BOARD OF PUBLIC SERVICE

**REQUEST FOR QUALIFICATIONS for Professional Architecture, Engineering, Land Survey, and Landscape Architecture Services for Central Fields Athletic Field & Support Facility Upgrades and Streetscape Improvements to McKinley Drive (Wells to Union), Macklind Drive (Union to Wells), Union Drive (Theatre to McKinley), and Wells Drive (Macklind to Faulkner), Forest Park, St. Louis, Missouri. Statements of**

**Qualifications due by 5:00 P.M., CT, FEBRUARY 24, 2015** at Board of Public Service, 1200 Market, Room 301 City Hall, St. Louis, MO 63103. RFQ may be obtained from website [www.stl-bps.org](http://www.stl-bps.org), under On Line Plan Room, or call Bette Behan at 314-589-6214. 25% MBE and 5% WBE participation goals.

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## CITY OF ST. LOUIS BOARD OF PUBLIC SERVICE

**Request for Qualifications - Professional Engineering & Professional Land Surveying Services for Liberal Arts Bridge Replacement, Muny Tributary Enhancements, and Government Drive Improvements in Forest Park, St. Louis, MO. Statements of Qualifications due by 5:00 P.M., CT, MARCH 5, 2015** at Board of Public Service, 1200 Market, Room 301 City Hall, St. Louis, MO 63103. RFQ may be obtained from website [www.stl-bps.org](http://www.stl-bps.org), under On Line Plan Room, or call Bette Behan at 314-589-6214. 25% MBE and 5% WBE participation goals.

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## CITY OF ST. LOUIS BOARD OF PUBLIC SERVICE

**REQUEST FOR QUALIFICATIONS for Construction Supervision and Material Testing for the Reconstruction of Taxiway Foxtrot from Taxiway Kilo to Taxiway Juliet; and Reconstruction Taxiway Juliet from Taxiway Foxtrot to Runway 30R at Lambert-St. Louis International Airport®. Statements of Qualifications due by 5:00 P.M., CT, March 10, 2015** at Board of Public Service, 1200 Market, Room 301 City Hall, St. Louis, MO 63103. RFQ may be obtained from website [www.stl-bps.org](http://www.stl-bps.org), under On Line Plan Room, or call Bette Behan at 314-589-6214. 28.99% DBE participation goal.

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## CITY OF ST. LOUIS BOARD OF PUBLIC SERVICE

**REQUEST FOR QUALIFICATIONS for PROFESSIONAL SERVICES FOR PARTIAL CONDITION ASSESSMENT OF THE WATER DISTRIBUTION SYSTEM VALVES, CITY OF ST. LOUIS – WATER DIVISION. Statements of Qualifications due by 5:00 P.M., CT, MARCH 10, 2015** at Board of Public Service, 1200 Market, Room 301 City Hall, St. Louis, MO 63103. RFQ may be obtained from website [www.stl-bps.org](http://www.stl-bps.org), under On Line Plan Room, or call Bette Behan at 314-589-6214. 25% MBE and 5% WBE participation goals.

BEFORE THE BOARD OF PUBLIC SERVICE  
CITY OF ST. LOUIS

IN THE MATTER OF: )  
                          ) Public Hearing  
REVOCATION OF PERMIT NO. 84777 ) #8160  
NEW LIFE EVANGELISTIC )  
CENTER, INC.             )

**FINDINGS OF FACT, CONCLUSIONS OF LAW, DECISION AND ORDER**

**I. INTRODUCTION**

The City of St. Louis Board of Public Service (the “Board”) has before it matter #8160. This matter was heard by the Board over the course of nine hearing days, the first hearing date September 24, 2013, and the last hearing date April 1, 2014. The matter concerns a Petition filed by Petitioners seeking revocation of the Hotel Permit number 84777, held by New Life Evangelistic Center, Inc. (“NLEC”), pursuant to City of St. Louis Ordinance 61971. Both parties were fully represented by counsel at each hearing. Counsel for each party was present at all of the hearings and each side was permitted to submit witness testimony and evidence for the Board’s consideration. The Board has fully considered all of the testimony, evidence, briefings and arguments of the parties and determinations as to the credibility of witnesses and evidence.

### **A. Board's Authority under Chapter 11.72**

The Board exists pursuant to Art. XIII of the City's Revised Charter. City of St. Louis Ordinance 69171 governs this proceeding and is codified in Chapter 11.72 of the City of St. Louis Revised Code ("Chapter 11.72"), relating to Roominghouse/Hotel permits. Board Exhibits A, B.<sup>1</sup> It authorizes the Board to suspend or revoke a hotel permit if, after hearing, the Board determines that the hotel in question constitutes a detriment to the neighborhood in which it is located.

### **B. Preliminary Findings Pursuant to Chapter 11.72-Prior to Commencement of Hearing**

On April 26, 2013, Petitioners initiated this proceeding by filing the required petition with the Board, pursuant to Code Section 11.72.010. Board Exhibit D; Tr. 33.<sup>2</sup> The Petition sought to have the Board conduct a hearing, pursuant to Code Section 11.72.040, in response to the Petition signatories' assertion that the premises located at 1411 Locust Street in the City is permitted as a hotel and is operated in a manner that "constitute[s] a detriment to the neighborhood," as that phrase is used in Chapter 11.72. Board Exhibit D. The subject hotel permit ("Permit") was issued on March 16, 1976 to NLEC. Board Exhibit C.

Upon receipt of the Petition, Board of Public Service ("BPS") employees published, issued and posted all notices required by Chapter 11.72. Board Exhibits E, F, G, H, I, J; Tr. 33-34. On September 24, 2013, the Board convened to hear the report of

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<sup>1</sup> All references to sections and uses of the § symbol refer to Chapter 11.72 of the City of St. Louis Revised Code unless otherwise stated. Ordinance 69171 is substantively identical to the code version but utilizes different section numbering.

<sup>2</sup> "Tr." refers to the transcript of the Board Hearing.

the appointed BPS employee (pursuant to Code Section 11.72.030) as to whether the signatures on the Petition were verified to be those of property owners within the radius specified in Code Section 11.72.010 and, if so, whether such signatories “constitute a majority of property owners or registered voters in [the] petition circle” established by the radius (“Circle”). City Code, § 11.72.010. Tr. 9-25; Board Exhibits K, L.

Board Exhibit L, which is the “Report” referenced in Code Section 11.72.030 (“Report”) concludes that the Petition contains the verified signatures of a majority of persons owning realty within the Circle. Tr. 21, 24-25. Neither NLEC nor Petitioners contested the conclusions stated in the Report or any other aspect of the Report. Following receipt of the Report and testimony related thereto on September 24, 2013, the Board found that the verified signature requirement was met and that the hearing should proceed. Thus, the Board began the hearing on the merits (“Hearing”) pursuant to Code Section 11.72.040. Tr. 34, 38.

## **II. FINDINGS OF FACT**

There was extensive testimony and a considerable volume of documentary evidence in this proceeding. In many cases, evidentiary support for the Board’s findings exists in multiple parts of the hearing record. The record citations indicated herein are not intended to be exclusive or comprehensive, and the Board does not attempt to indicate all record citations that support each finding. The Board found the testimony referenced herein to be credible unless stated otherwise in these findings. Where findings of fact are indicated for a specific topic or legal factor, those findings may also be relevant to other topics or factors but will not necessarily be repeated. Issues on which

no findings are explicitly made shall be deemed found in accordance with the result reached. To the extent that any finding below is actually a conclusion of law, it should be interpreted as such a conclusion.

**A. The Following Exhibits were Admitted into Evidence:**

**Board Exhibits**

Board Exhibit A: Ordinance No. 61971

Board Exhibit B: Chapter 11.72

Board Exhibit C: Permit No. 84777 and Application

Board Exhibit D: Petition

Board Exhibit E: Letter Notice of Hearing from Thomas to Rice dated 5/13/13

Board Exhibit F: Letter Notice of Hearing from Thomas to Rice dated 7/2/13

Board Exhibit G: Letter Notice of Hearing from Thomas to Rice dated 9/12/13

Board Exhibit H: The City Journal, Vol. 96, No. 26, dated 9/17/13

Board Exhibit I: Photocopy of Public Notice Placard and photo of NLEC dated 9/13/13

Board Exhibit J: Certified Mail Receipts

Board Exhibit K: Certification and Petition Circle prepared by Lordi dated 12/7/12

Board Exhibit L: Memorandum and Ownership Verification Report and Signature Verification Report prepared by Seemiller dated 9/24/13

Board Exhibit M: Letter from Siedhoff to Bradley dated 9/24/13

Board Exhibit N: The City Journal Vol. 96, No. 27, dated 9/24/13

Board Exhibit O: Photocopy of Public Notice Placard dated 9/25/13

Board Exhibit P: The City Journal, Vol. 96, No. 28, dated 10/1/13

Board Exhibit Q: Photocopy of Public Notice Placard and Photo dated 10/2/13

Board Exhibit R: The City Journal, Vol. 96, No. 29, dated 10/8/13

Board Exhibit S: Photocopy of Public Notice Placard and photo dated 10/9/13

Board Exhibit T: The City Journal, Vol. 96, No. 31, dated 10/22/13

Board Exhibit U: The City Journal, Vol. 96, No. 32, dated 10/29/13

Board Exhibit V: Photocopy of Public Notice Placard and Photo dated 10/16/13

Board Exhibit W: The City Journal, Vol. 96, No. 33, dated 11/5/13

Board Exhibit X: Photocopy of Public Notice Placard and Photo dated 11/6/13

Board Exhibit Y: The City Journal, Vol. 96, No. 34, dated 11/12/13

Board Exhibit Z: Photocopy of Public Notice Placard and photo dated 11/13/13

Board Exhibit AA: The City Journal, Vol. 96, No. 43, dated 1/14/14

Board Exhibit BB: Photocopy of Public Notice Placard and photos dated 1/14/14

Board Exhibit CC: The City Journal, Vol. 97, No. 1, dated 3/25/14

Board Exhibit DD: Photocopy of Public Notice Placard and photos dated 3/25/14

Board Exhibit EE: The City Journal, Vol. 97, No. 30, dated 10/14/14

Board Exhibit FF: Photocopy of Public Notice Placard and Photo dated 10/8/14

Board Exhibit GG: The City Journal, Vol. 97, No. 39, dated 12/16/14

Board Exhibit HH: Photocopy of Public Notice Placard Photo dated 12/11/14

### **Petitioners' Exhibits**

Petitioners' Exhibit 1: Notated Map of Area

Petitioners' Exhibit 1A: Enlargement of Exhibit A-Notated Map of Area

Petitioners' Exhibit 2: Radius Circle Plat

Petitioners' Exhibit 3: St. Louis Metropolitan Police Department Incident Reports related to 1411 Locust

Petitioners' Exhibit 4: SLMPD Calls for Service Report 1411 Locust

Petitioners' Exhibit 5: SLMPD Event Summary for period 1/1/13 through 8/13/13

Petitioners' Exhibit 6: SLMPD Event Summary for period 1/1/12 through 12/31/12

Petitioners' Exhibit 7: SLMPD Event Summary for period 8/16/11 through 12/30/11

Petitioners' Exhibit 8: SLMPD Event Summary for period 1/1/11 through 8/16/11

Petitioners' Exhibit 9: SLMPD Event Summary for period 1/2/10 through 12/31/10

Petitioners' Exhibit 10: Photo taken 8/31/11

Petitioners' Exhibit 12: Photo taken 8/31/11

Petitioners' Exhibit 13: Photo taken 9/15/11

Petitioners' Exhibit 14: Photo taken 9/22/11

Petitioners' Exhibit 16: Photo taken 7/22/12

Petitioners' Exhibit 17: Photo taken 7/22/12

Petitioners' Exhibit 18: Photo taken 7/14/12

Petitioners' Exhibit 19: Photo taken 7/22/12

Petitioners' Exhibit 20: Sex Offender Registry Documents(s)

Petitioners' Exhibit 21: Photo

Petitioners' Exhibit 22: Photo taken 8/18/11

Petitioners' Exhibit 23: Photo

Petitioners' Exhibit 24: Photo

Petitioners' Exhibit 25: Photo

Petitioners' Exhibit 26: Photo

Petitioners' Exhibit 27: Police Reports

Petitioners' Exhibit 28: Letters to Victim dated 4/22/11 and 5/4/12

Petitioners' Exhibit 29: Criminal Prosecution File Document(s)

Petitioners' Exhibit 30: Officer Bayless Incident Report(s) – (October 1, 2013 hearing date)

Petitioners' Exhibit 30: Complaint for Declaratory and Injunctive Relief – (November 5, 2013 hearing date)

Petitioners' Exhibit 31: DVD

Petitioners' Exhibit 31-A: List of Properties Currently or Previously Owned or Leased by NLEC (previously marked Exhibit 31)

Petitioners' Exhibit 32: Sex Offender Registry Report for 1411 Locust

Petitioners' Exhibit 38: St. Louis City Code Chapter 25.32

Petitioners' Exhibit 39: Photo taken 10/3/13

Petitioners' Exhibit 40: Photo taken 9/11/13

Petitioners' Exhibit 41: Photo taken 9/20/13

Petitioners' Exhibit 42: Resume of Michael P. Downey

Petitioners' Exhibit 43: List of Cases as a Testifying Exhibit of Michael P. Downey

Petitioners' Exhibit 45: Affidavit of Patricia A. Hageman

### **NLEC Exhibits**

NLEC Exhibit A: E-mail String

NLEC Exhibit B: E-mail String

NLEC Exhibit C: E-mail String

NLEC Exhibit D: E-mail from Waldrop to Zarrick and Kegel, et al., dated 9/26/12

NLEC Exhibit E: SLMPD Calls for Service Report 1000 Washington to 1699 Washington

NLEC Exhibit F: SLMPD Calls for Service Report 1810-1820 Market

NLEC Exhibit G: Five (5) St. Louis Metropolitan Police Incident Reports

NLEC Exhibit H: E-mail String

NLEC Exhibit I: E-mail String

NLEC Exhibit J: E-mail from Waldrop dated 7/21/12

NLEC Exhibit K: Constitution and By-Laws of the NLEC

NLEC Exhibit L: NLEC Guest Survey 5/13/13

NLEC Exhibit M: NLEC Guest Survey 7/3/13

NLEC Exhibit N: Letter and attachments from Harris to Riordan dated 8/23/13

NLEC Exhibit O: Letter from Riordan to Harris dated 9/9/13

NLEC Exhibit P: Letters from NLEC Clients

NLEC Exhibit Q: Photo

NLEC Exhibit T: NLEC Rules and Regulations for Clients

NLEC Exhibit U: Notice to Our Visitors

NLEC Exhibit V: Video 1 on DVD

NLEC Exhibit W: Video 2 on DVD

NLEC Exhibit X: Video 3 on DVD

NLEC Exhibit Y: Resume of Faye Y. Abram

NLEC Exhibit Z: Letter from LaJoyce Thomas to Mr. Ammann dated 10/31/13 with Attachments

NLEC Exhibit AA: A Safe Place Inside Brochure

NLEC Exhibit BB: Photo

NLEC Exhibit CC: Resume of Teka Childress

NLEC Exhibit DD: "St. Louis Isn't Meeting The Needs Of The Homeless" Post-Dispatch Article by Childress, et al.

NLEC Exhibit EE: An Open Petition to the St. Louis BPS

NLEC Exhibit FF: Map of Agencies/Businesses with Homeless Service around 1411 Locust

NLEC Exhibit GG: NLEC Video taken on and around 11/2/13

NLEC Exhibit HH: Washington Avenue Video taken on 11/2/13

NLEC Exhibit II: Statewide Homelessness Study 2013, UMSL Public Policy Research Center, June, 2013

NLEC Exhibit JJ: NLEC Financial Statement 2011

NLEC Exhibit KK: NLEC Financial Statement 2012

NLEC Exhibit MM: Correspondence to/from 1326 Washington Ave., LLC Re Dumpsters

NLEC Exhibit NN: NLEC Brochure – Older Version

NLEC Exhibit PP: Sample Letter to Library from NLEC on behalf of NLEC Guests

NLEC Exhibit QQ: Letter from Metro St. Louis Coalition for the Homeless to The St. Louis Downtown Partner dated November, 2013

NLEC Exhibit RR: Certificate of Recognition for Chris Rice dated 12/4/13

NLEC Exhibit TT: Memo: To All Shelter Guests of NLEC Re: Conduct Outside NLEC

NLEC Exhibit VV: Certified Copy of the Revised Code of the City of St. Louis Chapter 25.32

NLEC Exhibit WW: Certified Copy of the Revised Code of the City of St. Louis Chapter 26.08

NLEC Exhibit XX: Certified Copy of the Revised Code of the City of St. Louis Chapter 15.48

NLEC Exhibit YY: Certified Copy of the Revised Code of the City of St. Louis Chapter 3.10

### B. General Findings of Fact as to NLEC

NLEC is located at 1411 Locust Street, a mixed-use neighborhood in downtown St. Louis, Missouri, and has been in operation at this location since 1976. Tr. 736. The neighborhood includes numerous residences, playgrounds, parks, churches and schools located near the subject premises. NLEC holds Permit No. 84777 to operate as a hotel with a 32-bed occupancy limit. Tr. 33, 402-403, 640; Board Exhibit C. NLEC acknowledges that its facility is not operated as a hotel. Tr. 639, 646. There is no evidence that any other type of operational or occupancy permit of any type exists or was requested by NLEC in 1976 or thereafter. There is no indication in the record that NLEC sought or obtained an amendment to its permit to allow it to have more than thirty-two (32) beds.

Larry Rice is the founder and director of NLEC. Tr. 570. He signed the affidavit accompanying the 1976 hotel permit, attesting that he accepted "full responsibility for the lawful operation of said establishment (NLEC)." Board Exhibit C.<sup>3</sup>

NLEC provides overnight shelter to guests. Tr. 572, 573-574, 753-755, 757. There was no evidence that NLEC charges a nightly rental fee for individuals to stay at NLEC. NLEC generally does not allow individuals to stay as overnight guests for more than 14 days unless an individual agrees to participate in programs sponsored by NLEC. Tr. 628-632, 655, 1162-1163, Tr. 580-581, 610, 618.<sup>4</sup>

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<sup>3</sup> Among the hotel permit conditions that Rice accepted was that persons requiring care for mental or medical conditions could not be hotel residents. Board Exhibit C.

<sup>4</sup> NLEC also engages the homeless to "rally people to donate" money to NLEC via NLEC's television broadcasts (Tr. 578) and as "an opportunity to raise funds." Tr. 578.

There are more than 200 beds in the NLEC walk-in shelter (Tr. 697), and on any given night, NLEC may have approximately 245 guests. Tr. 611. At the time of this hearing, NLEC had anywhere from 225 to 250 guests. Tr. 612. Larry Rice confirmed that the NLEC houses up to 325 guests per night, and that those people must leave the facility after 14 days if they refuse to become part of the NLEC worship program. Tr. 612, 627-628. Most of those guests are required to leave NLEC before 7 a.m. each day<sup>5</sup> and the interior of NLEC is generally unavailable to guests during the remaining daytime hours. Tr. 831-832; 610, 612, 658-659.<sup>6</sup>

Many of the NLEC guests who leave NLEC in the morning also stay in the immediate neighborhood. Tr. 337. The Board finds that a “high degree of correspondence” exists between individuals coming and going from NLEC and those engaged in unlawful activities in the neighborhood, including public urination, defecation, using and transacting narcotics, fighting, disturbances, public alcohol consumption, and public drunkenness. Tr. 414. Individuals who frequent NLEC commit lewd and indecent acts, including urinating in public, in the immediate vicinity of NLEC. Tr. 82-83, 369-370. Public defecation and public sex occurs in the immediate vicinity of NLEC (Tr. 217, 255), as well as numerous fights. Tr. 61, 85, 107. Public urination, public defecation, fighting, drug transactions and public alcohol consumption occurs by individuals seen on the steps in front of NLEC (Tr. 425), and other lewd and indecent

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<sup>5</sup> Exceptions apply only to NLEC guests who agreed to participate in NLEC religious activities. Tr. 576-577.

<sup>6</sup> Guests generally are allowed as overnight guests for a period limited to 14 days. Tr. 576-577, 628-629, 655, 1162-1163.

conduct generally occurs in the immediate vicinity of NLEC by those frequenting NLEC.

Tr. 437.

The Board concludes that these conditions constitute a detriment to the neighborhood.

**C. Factors under Chapter 11.72 of the City of St. Louis Revised Code.**

Chapter 11.72 provides in part:

11.72.050 Determination of detrimental operation of premises.

A. In determining whether the operation of a premises is detrimental to the neighborhood in which the premises is located the Board of Public Service shall consider the following factors, giving such weight thereto as they deem appropriate:

1. The character of the neighborhood in which the premises is located, with particular consideration being given to the proximity of the premises to parks, churches, schools, playgrounds, residences and hospitals;

2. Loitering in the immediate vicinity of the premises by persons frequenting the premises;

3. Littering committed by persons frequenting the premises or by the permit holder, his agents, servants or employees;

4. Drinking in public by persons frequenting the premises;

5. Lewd and indecent conduct, including but not limited to public urination, exhibited by persons frequenting the premises or by permit holder, his employees, servants or agents, whether such behavior occurs on the premises or in the immediate vicinity thereof;

6. Commission of crimes upon or in the immediate vicinity of a premises by persons frequenting the premises or by the permit holder, his employees, servants or agents;

7. Sale or use of illegal drugs upon or in the immediate vicinity of the premises by persons frequenting the premises or by the permit holder, his employees, servants or agents;

8. Harassing or intimidating behavior exhibited by persons frequenting or congregating about the premises toward persons living in the neighborhood in which the premises is located or toward persons passing by the premises;

9. Noise associated with the operation of the premises or caused by persons frequenting the premises;

10. Street and sidewalk congestion associated with operation of the premises;

11. Existence of proper lighting and appropriate parking facilities, or the lack thereof;

12. Other facilities, which, due to the character of the neighborhood or of the premises, would be relevant to the determination of whether continuation of a permit would be detrimental to the neighborhood in which the premises is located.

For purposes of this Chapter, a person shall be considered to frequent a premises if [that person] lives or works at, or visits the premises or if [that person] loiters about the immediate vicinity of the premises but would not do so except for the existence of the premises.

#### **D. Factual Findings as to each Factor in Code Section 11.72.050.**

The 12 criteria contained in Chapter 11.72 are quoted, verbatim, below, with the findings of fact that the Board found pursuant to the evidence as to each factor noted immediately after each factor.

##### **Factor #1 – Character of the Neighborhood:**

1. The character of the neighborhood in which the premises is located, with particular consideration being given to the proximity of the premises to parks, churches, schools, playgrounds, residences and hospitals.

##### **Findings of Fact:**

The neighborhood is mixed-use, but the immediate vicinity is primarily churches, schools, parks and residences. Tr. 41-51. NLEC is located immediately across the street

from the Confluence Academy High School and within close proximity to two parks, a playground within one of the parks, a church, which church also has a church school, and numerous residential properties. Tr. 45-51, 212-213, 372-373, 499-500; Petitioners' Exhibits 1, 1A, 2.

The St. Louis Public Library is located between 13<sup>th</sup> and 14<sup>th</sup> Street on Olive across from NLEC. The Library's administrative offices are located across the street from NLEC. Tr. 277-278. On September 30, 2013, seven registered sex offenders, registered with the State of Missouri Highway Patrol, indicated NLEC as their address, Tr. 211-212; Petitioners' Exhibit 32.

**Factor #2 – Loitering:**

2. Loitering in the immediate vicinity of the premises by persons frequenting the premises.

**Findings of Fact:**

A concentration of individuals loiter in the immediate vicinity of NLEC (Tr. 55-59), which ultimately caused the City to erect sidewalk barricades in September, 2012 to control the groups loitering on the sidewalks and alleyways immediately adjacent to the NLEC premises. Tr. 69-71. The barricades created an impediment to pedestrian traffic. Tr. 71; Petitioners' Exhibits 24, 26.

Persons who sleep on the sidewalk adjacent to the NLEC premises report to law enforcement that they prefer to sleep outside because of violence within the NLEC premises and the absence of security inside. Tr. 194, 196. See also, Petitioners' Exhibits 10, 12, 19. On a recent night, six or seven individuals were asleep in the vicinity of

NLEC on St. Charles Street and on both the north and south sides of Locust Street, and people sleeping outside in the immediate vicinity of NLEC is a common occurrence within the last year. Tr. 138-139.

Loitering is a common occurrence in the immediate vicinity of NLEC by people associated with NLEC. Tr. 215, 243; Petitioners' Exhibits 24, 25. Police observed a substantial amount of loitering while people are waiting to get inside NLEC within the block or even two block radius around NLEC. Tr. 364, 366, 369, 373-374. A former NLEC resident indicated he and fellow residents would leave NLEC in the morning and stay in the immediate neighborhood. Tr. 337. Consistent testimony was provided by NLEC staff. Tr. 1118-1119; 1157-1158. There has been loitering in the immediate vicinity of NLEC by those frequenting the NLEC for a number of years (Tr. 283-285), and people involved in nuisance-type behavior in the neighborhood or at the public library have been recognized as those seen outside the NLEC. Tr. 296-297. Barricades placed in front of NLEC did not prevent NLEC residents from gathering around the vicinity at various times of the day and into the evening and overnight at NLEC. Tr. 177. Police observed children not being cared for in front or around NLEC and have made "numerous hotline calls . . . for different children." Tr. 62. Individuals camp out in the area near NLEC and use nearby dumpsters for shelter or as a way to elude law enforcement when they are suspected of unlawful activity. Tr. 66-67, 69; Exhibits 12, 13.

**Factor #3 – Littering:**

3. Littering committed by persons frequenting the premises or by the permit holder, his agents, servants or employees.

**Findings of Fact:**

Persons frequenting the NLEC litter in the surrounding neighborhood (Tr. 81, 214, 241), including individuals recognized as having left NLEC in the morning (Tr. 349, 437), and by those going in and out of NLEC. Tr. 543-544. The concentration of littering of the streets in the area surrounding NLEC is higher than other areas patrolled by police. Tr. 363, 369. Consistent testimony was provided by NLEC staff. Tr. 1168.

**Factor #4 – Drinking in Public:**

4. Drinking in public by persons frequenting the premises.

**Findings of Fact:**

Common, almost daily, drinking of alcoholic beverages and public drunkenness occurs outside in the immediate vicinity of NLEC and by those frequenting the NLEC. Tr. 166, 413-414, 426, 437, 440. Police reported frequent drinking of alcoholic beverages in public by persons frequenting the NLEC (Tr. 82, 113-118, 216-217, 244, 369, 378), including a recent incident a week before the hearing directly in front of NLEC. Tr. 378-379. Police described drinking in public as “the most common” incident witnessed. Tr. 369. Ray Redlich of NLEC acknowledged that NLEC guests are likely drinking in the neighborhood. Tr. 1157-1158.

**Factor #5 – Lewd and Indecent Conduct:**

5.     Lewd and indecent conduct, including but not limited to public urination, exhibited by persons frequenting the premises or by permit holder, his employees, servants or agents, whether such behavior occurs on the premises or in the immediate vicinity thereof.

**Findings of Fact:**

Urination in public, drug transactions, sex acts in public and defecation all occur more frequently near NLEC than in other areas of downtown. There is regular public urination, public defecation, fighting, drug transactions and public alcohol consumption by those seen on the steps in front of NLEC (Tr. 425) and lewd and indecent conduct generally in the immediate vicinity of NLEC by those frequenting NLEC. Tr. 437. Public sexual acts and fights occur outside NLEC. Tr. 480-482, 492-493, 504-505, 546, Petitioners' Exhibit 31. Police testimony indicated that individuals who frequent NLEC commit lewd and indecent acts in the immediate vicinity of NLEC (Tr. 82-83, 217, 255, 369-370), and that the "concentration is higher" than in other areas of downtown. Tr. 384. This was confirmed by other witness testimony. Tr. 481, 486-487, 510, 521-522, 523-525.

A "high degree of correspondence" between individuals engaged in unlawful activities in the neighborhood, including public urination, defecation, using and transacting narcotics, fighting, disturbances, public alcohol consumption, public drunkenness, and those coming and going from NLEC (Tr. 414), and the "vast majority" of these types of conduct are within the region of NLEC. Tr. 413, 416-417. Testimony indicated there was "lots of defecation in the streets" (Tr. 166), public sex acts inside and

outside NLEC (Tr. 318) and public urination “on just about a daily basis” right outside NLEC and in the park and in the surrounding areas near Campbell House in 2011. Tr. 349-350. Testimony confirmed such conduct along with aggressive panhandling (Tr. 479, 481, 491, 543-544), the latter including personal threats. Tr. 480.

**Factor #6 – Commission of Crimes:**

6. Commission of crimes upon or in the immediate vicinity of a premises by persons frequenting the premises or by the permit holder, his employees, servants or agents.

**Findings of Fact:**

Regarding NLEC, police testified that law enforcement and first responders in general receive an extraordinarily high number of calls for service at NLEC (Tr. 201), that NLEC’s patronage by registered sex offenders presents grave risks to children in the neighborhood (Tr. 213), that law enforcement is unable to secure cooperation from NLEC management (Tr. 210), and that a daycare center in the vicinity of NLEC moved out of the neighborhood because its clients and staff were subjected to incidents of indecent exposure. Tr. 213. Police have observed frequent fights near NLEC by those who patronize NLEC. Tr. 61, 85, 106-108, 192-194. A homicide occurred inside NLEC in 2008. Tr. 209. Several individuals who have had numerous personal experiences staying at NLEC testified as to unlawful drug use, public drinking, lack of security, and fighting at the NLEC and immediately adjacent thereto. Tr. 314-321 (John Tullman); Tr. 332-340 (James Mosley); Tr. 342-350 (Genie Murphy).

Calls for Service are used by police to identify “hotspots” for St. Louis Metropolitan Police Department (“SLMPD”) Hotspot policing efforts. Tr. 361-362. Police testified that NLEC “was probably our number one area for unlawful activity” as regards this unlawful activity being more concentrated or more frequent in the immediate vicinity of the NLEC as compared to other nearby areas. Tr. 65-66. Police also concluded that the high volume of Calls for Service for NLEC “means that there [is] something wrong” and that it “is indicative of [a] problem underlying.” Tr. 271.<sup>7</sup>

Police are summoned to the NLEC location and vicinity “very frequently” (Tr. 187-188) for matters ranging from assaults (the majority) to homicides, drug arrests, and larcenies. Tr. 217, 224-226, 364-365. A former resident of NLEC testified that he participated with others associated with NLEC in unlawful behavior in the immediate neighborhood of NLEC (Tr. 320), and another former resident testified there was fighting both inside and outside NLEC. Tr. 334. A former resident testified that while residing at NLEC “personal property, prescription medications, and a laptop computer” were stolen. Tr. 315, 329-330. A former resident of NLEC indicated theft occurred in 2011 at NLEC “pretty much on a regular basis.” Tr. 347-348.

A witness and a nearby business owner observed, since around May, 2011, public littering, public defecation, urination, drug use and transactions and aggressive panhandling within about a 100 foot radius of NLEC (Tr. 388, 391-393; Petitioners’ Exhibits 16 and 17) by those going in and out of NLEC (Tr. 389-391), and by those who

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<sup>7</sup> Although not a court adjudicated record of “commission of crime” (Tr. 228-240) police receive a high volume of 911 Calls for Service “primarily” related to NLEC. Tr. 187-188, 199-205, 228-240, 261; Petitioners’ Exhibits 4-9; NLEC Exhibit G. Not all of the calls for service utilizing the NLEC address were for police complaints regarding the location. Tr. 239-240.

have personally indicated they were staying at NLEC. Tr. 390. Another witness testified as to being assaulted within a block of NLEC by two individuals who had been intermittently staying at NLEC. Tr. 443-444. Ray Redlich of NLEC indicated he is aware of violent incidents and crime which have occurred inside NLEC (Tr. 1167), of littering outside by NLEC guests (Tr. 1168), and of drug use inside and outside NLEC. Tr. 1169.

Similar, credible testimony was supplied by several other witnesses. Tr. 76-89 (Waller McGuire); Tr. 314-321 (John Tullman); Tr. 332-340 (James Mosley); Tr. 342-350 (Genie Murphy); Tr. 360-373 (Officer Bayless); Tr. 392-393 (Adam Frager); Tr. 412-414 (Mike Butcher); Tr. 421-426 (Howard Wynder); Tr. 433-449 (Matt O'Leary); Tr. 490-491 (Brad Waldrop). Multiple witnesses testified as to residents who actually moved out of the area in which the NLEC is located due to the problems that NLEC causes to its neighborhood. Tr. 455.

#### **Factor #7 – Sale or Use of Illegal Drugs**

7. Sale or use of illegal drugs upon or in the immediate vicinity of the premises by persons frequenting the premises or by the permit holder, his employees, servants or agents.

#### **Findings of Fact:**

Unlawful drug activity occurs immediately outside NLEC “on just about a daily basis” as well as in the park and in the surrounding areas near Campbell House. Tr. 346, 350. Drug transactions are more concentrated and more frequent in the immediate vicinity of NLEC than in other areas within the same police district and area. Tr. 66.

Unlawful drug use and transactions occur inside and outside NLEC (Tr. 317, 325), and it was “common knowledge that if you wanted to purchase drugs that...you could go to [NLEC] out front of the building or ...inside and obtain...narcotics.” Tr. 325. A former resident of NLEC testified as to unlawful drug transactions of crack cocaine and heroin both inside and outside the NLEC (Tr. 335), that he and other residents would “hit a pipe, hit a syringe, hit a left-handed cigarette . . . That would be marijuana.” Tr. 338. These activities occurred in the immediate neighborhood, generally during the day. Tr. 338, 341.

Police confirmed that street drug transactions and drug usage, such as crack cocaine and marijuana, routinely occur in the immediate vicinity of NLEC, some by those frequenting the NLEC. Tr. 62, 65, 66, 108-109, 112-113, 370. Police observed a sex-for-drugs transaction occur between people who had walked from NLEC to in front of the Confluence Academy. Tr. 62, 136. Individuals coming and going from NLEC were recognized as those using and selling drugs in and around NLEC. Tr. 413-414.

**Factor #8 – Harassing or Intimidating Behavior:**

8.     Harassing or intimidating behavior exhibited by persons frequenting or congregating about the premises toward persons living in the neighborhood in which the premises is located or toward persons passing by the premises.

**Findings of Fact:**

Persons who frequent the NLEC premises commonly engage in aggressive panhandling, which is unlawful under City ordinance. Tr. 83-84. Aggressive

panhandling, described as that which “instills fear or a threat of harm,” that is done in an “aggressive way,” that “causes alarm,” has occurred frequently in the vicinity of NLEC, directed at individuals who pass by NLEC. Tr. 83-84. Panhandling and aggressive panhandling are large problems associated with NLEC residents (Tr. 165-166) and there is “always a certain amount of intimidation” by those from NLEC asking for money. Tr. 423, 425.

Police observed individuals “preying on individuals in front of the NLEC building.” Tr. 62. Persons who frequent NLEC are known to have panhandled and assaulted neighborhood residents and others. Tr. 370-371. Police observations confirm a history of harassing and intimidating behavior, generally (Tr. 219, 255), and aggressive panhandling that has occurred by those frequenting the premises or in the immediate vicinity of NLEC. Tr. 219.

“Confrontational problems” also occur between the public and those who report that they reside at NLEC. Tr. 285. Witnesses attested to many occasions of harassing and intimidating behavior by those frequenting NLEC and in the immediate vicinity of NLEC. Tr. 392, 443-444. Former residents indicated “a lot of violence inside and outside the NLEC,” theft of belongings despite them being “checked in” (Tr. 314-315, 329-330), and fighting both inside and immediately outside NLEC. Tr. 316, 334. A former resident testified that in 2011 people slept immediately outside NLEC because they were afraid of violence if they slept inside (Tr. 345), described a multiple-person beating of an individual which began on the front porch of NLEC (Tr. 347), and verbal harassment occurs outside NLEC “on just about a daily basis.” Tr. 349. Samuel Labon, a night shift manager at NLEC, indicated that NLEC guests would wait outside bars until

closing so they could ask bar patrons for money (Tr. 1118) and indicated that occasionally there is violence at NLEC. Tr. 1115.

**Factor #9- Noise:**

9. Noise associated with the operation of the premises or caused by persons frequenting the premises.

**Findings of Fact:**

The noise complaints are a regular occurrence, though not as frequent as they had been before barricades were placed upon the sidewalks in the immediate vicinity of NLEC. Tr. 133. The noise associated with the NLEC is historically “rather extreme,” and caused by those generally staying in or around NLEC. Tr. 244-246. Much of the excessive noise stems from loud arguments or fights involving people on the stairs in front of NLEC. Tr. 84-85, 132-133, 371, 383.

**Factor #10 – Street and Sidewalk Congestion:**

10. Street and sidewalk congestion associated with operation of the premises.

**Findings of Fact:**

As noted above, the City erected sidewalk barricades to control groups gathered outside the NLEC premises. Tr. 69-71. The barricades created an impediment to pedestrian traffic. Tr. 71; Petitioners’ Exhibits 24, 26. The barricades have not solved the problem of people sleeping and loitering by the NLEC. Tr. 138-139; Petitioners’ Exhibits 24-26. Some people sleep on the sidewalk around NLEC and against the barricades in front of NLEC. Tr. 138-139. Sidewalk congestion has routinely existed

outside of the immediate vicinity of NLEC (Tr. 59, 64,196-197) and still occurs. Tr. 85, 177, 214, 220, 370-371; Petitioners' Exhibits 21, 23-25. Sidewalk congestion still occurs in the immediate vicinity of NLEC. Tr. 497-498; Petitioners' Exhibits 21, 25.

After sidewalk barricades were placed in the immediate vicinity of the NLEC, problems caused by sidewalk congestion were reduced (Tr. 85), although the NLEC barricades also impede pedestrian traffic. Tr. 71, 176; Petitioners' Exhibits 24, 26. The congestion that the NLEC patrons cause on the sidewalks in the immediate vicinity of NLEC has resulted in its neighbors' inability to utilize those sidewalks. Tr. 176; Petitioners' Exhibits 17, 19, 25. After the sidewalk barricades were erected, congestion increased at the northwest corner of the sidewalks adjacent to the public library, which presented problems, including confrontations, for the library. Tr. 284-285, 290-292, 296-297, NLEC Exhibit I.

**Factor #11 – Lighting and Parking:**

11. Existence of proper lighting and appropriate parking facilities, or the lack thereof.

**Findings of Fact:**

NLEC put up lights on the exterior of NLEC facing St. Charles Street in approximately November 2011. Tr. 778, 797, 818. No other credible testimony was presented regarding improper lighting. No testimony was presented regarding inappropriate parking facilities.

**Factor #12 – Other Facilities:**

12. Other facilities, which, due to the character of the neighborhood or of the premises, would be relevant to the determination of whether continuation of a permit would be detrimental to the neighborhood in which the premises is located.

**Findings of Fact:**

In addition to the findings above, the St. Louis Public Library is a landmark and an important part of the fabric of the neighborhood. The Board finds that the library's operations are persistently, substantially and negatively impacted by persons who frequent the NLEC premises. The Board also notes that numerous alternative resources exist for the homeless in the downtown area. These include, but are not limited to the Centenary United Methodist Church (aka "The Bridge"), Christ Church Cathedral, Housing Resource Center, St. Patrick's Center, St. Vincent DePaul, Hope Recovery Center, Horizon Club, St. Louis City Homeless Services, MERS Goodwill, Travelers Aid, and BJC Behavioral Health. Tr. 92, 121-122, 125, 220-221, 757-758, 826-827, 913, 943, 945; NLEC Exhibit FF. Police testified as to the cooperative nature of their relationships with these service providers. Tr. 92, 280, 289, 295. The Bridge is around the corner from NLEC. Tr. 337. Christ Church Cathedral is within a few blocks of NLEC. Tr. 372-373.

The evidence demonstrated that NLEC guests have been a persistent problem at the Central Library. NLEC is far and away the most often cited place of residence indicated by those creating incidents or problems within the Central Library. Tr. 298. "Staff actually called 911 on a number of occasions because of fights or because of

conflicts... [t]hat typically happened late in the afternoon [when individuals were gathering to go in, we believe, to NLEC or early in the morning when...people were sent out of the building." Tr. 283-285. When police are summoned to disturbances inside the library, the NLEC was frequently mentioned by the person causing the disturbance as the person's address. Tr. 282. Library officials' efforts to secure cooperation from NLEC management regarding controlling the behavior of its guests at the Central Library were futile. Tr. 276-289.

#### **E. Other General Findings of Fact.**

1. The Board finds that Larry Rice's testimony regarding public urination by individuals around NLEC was not credible.<sup>8</sup> Similarly, Chris Rice's testimony that he was unaware or had never seen NLEC guests who have publicly urinated, publicly defecated, drunk alcohol, using drugs, or littering and panhandling within the vicinity of NLEC was not credible. Tr. 794-795. The Board finds that the testimony of other witnesses to the effect that NLEC guests do not urinate in public, defecate in public, drink alcohol, use drugs, or litter and panhandle within the vicinity of NLEC also was not credible. Tr. 592, 818-819.

2. NLEC does not cooperate with police officers' efforts to approach and partner with NLEC. Tr. 86, 91-92, 122, 130, 206-207, 209-210, 222-223. NLEC is uncooperative with neighborhood efforts to improve conditions outside the NLEC building. Tr. 280, 289, 438, 490-491, 513. Larry Rice's testimony that efforts are made

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<sup>8</sup> Among other things, he testified: "I don't see the homeless doing it," "I haven't seen the homeless [doing it].” Tr. 591-592.

by NLEC to be proactive and cooperative (Tr. 594), and that the police misstate or mischaracterize NLEC efforts in this regard was not credible. Tr. 667-668. The Board also finds that the testimony of Larry Rice that “we’ve tried to accommodate it” (Tr. 594) in reference to neighborhood requests of NLEC was not credible.<sup>9</sup> The testimony of Chris Rice that statements of police officers were “false or mistaken” was not credible on this point and the Board finds that police, in fact, sought cooperation from NLEC and were rebuffed.

3. Larry Rice was evasive when asked whether his religious principles supersede or are inconsistent and thus in conflict with local property codes and laws (Tr. 606-608, NLEC Exh. K),<sup>10</sup> was evasive in answering if the number of guests every night exceeds the hotel permit limit (Tr. 640-646), and again evasive regarding whether additional steps were or should have been taken regarding his increased individual occupancy numbers. Tr. 645-646, 673-675. This testimony is determined by the Board not to be credible.

4. Although the Board recognizes that NLEC guests face more challenges than the general population, Larry Rice’s testimony that the homeless are not more likely to commit nuisance offenses and crimes in the neighborhood or have more substance abuse problems was not credible. Tr. 662-664, 669.

5. NLEC witness Scott Egan’s denial that there has been drug use, theft or violence on the 5<sup>th</sup> floor of NLEC is determined by the Board not to be credible. The

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<sup>9</sup> The only exception is that police testified that NLEC has assisted with efforts to locate of missing persons. Tr. 124.

<sup>10</sup> A provision in the NLEC Constitution indicates that one of its central tenets is that its rules are superior to the civil laws. Tr. 606-608; NLEC Exhibit K, p. 4, ¶ 3.

Board notes that this witness had only been working at NLEC since June, 2013. Tr. 695-696.

6. Determined by the Board not to be credible was Scott Egan's testimony that it is "extremely difficult for me to believe" observations that were made of things going on in front of or near NLEC especially at night. Tr. 699-700. Mr. Egan's denial of witnessing lewd and indecent conduct, sale or use of illegal drugs, commission of crimes and harassing and intimidating behavior around NLEC, or by NLEC guests (Tr. 703-703, 716-717) and that NLEC guests do not cause problems in the neighborhood "to any greater extent than the congregation of people that cause problems anywhere," is determined not to be credible. Tr. 714-715.

7. Chris Rice's testimony that no circumstances existed outside NLEC to prompt the hiring of private security outside NLEC was not credible. Tr. 789-793. Similarly, Chris Rice's testimony that no NLEC guests had engaged in unlawful or nuisance behavior in the immediate vicinity of the NLEC was not credible. Tr. 735, 794-795.

8. Determined by the Board not to be credible was the testimony of Teka Childress that, despite being a worker with homeless individuals for 35 years, she has only witnessed "a few times" nuisance behaviors engaged in by NLEC guests around the vicinity of NLEC (Tr. 963) or in downtown generally. Tr. 970-972. The Board notes that this witness admits that she sees "the situation in great complexity," "looks at things differently" (Tr. 973), is generally "more tolerant of people" (Tr. 974) and "doesn't see these [behaviors] as nuisances." Tr. 975.

9. Determined by the Board not to be credible, not directly correlative, or not relevant were Calls for Service explored on other property addresses downtown. Tr. 248-253, 264-268; NLEC Exhibits E, F. The Board also finds that video of Washington Avenue between Tucker Avenue and 14<sup>th</sup> street taken November 2, 2013 between 11:30 p.m. and 2 a.m. is neither probative nor material. Tr. 1072-1080; NLEC Exhibit HH.

10. Testimony presented by NLEC regarding its claimed efforts to prevent problematic behaviors was not credible.<sup>11</sup> Tr. 584, 589-591, 675-676, 762-763, 764-766; NLEC Exhibit T. Witnesses indicated there were periods of time where such private security was not employed. Tr. 788-790, 583-584. Samuel Labon, an in-house security person for NLEC, testified that private security was not retained by NLEC from 2011 to 2013. Tr. 1111-1112. Testimony inconsistent with the findings of fact herein was determined by the Board to lack credibility.

11. Samuel Labon's testimony that within the last year neither NLEC guests nor any others in the neighborhood have engaged in public drinking is determined by the Board not to be credible. He admits that although he had not witnessed such behavior, it might have happened (Tr. 1117, 1125) and did happen. Tr. 1116.

12. In general, the evasive, inconsistent testimony of NLEC management suggests to this Board that the testimony of its officials and representatives lacked credibility, including witnesses Larry Rice, Chris Rice, Scott Egan and Ray Redlich.

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<sup>11</sup> The Board notes that the determination that NLEC is a detriment to the neighborhood does not require the Board to make an additional finding that the detriment is due to NLEC's negligence. Under Chapter 11.72, it is sufficient that NLEC's "hotel" operations have a detrimental impact on the neighborhood.

### III. CONCLUSIONS OF LAW

Pursuant to Chapter 11.72, a Motion was taken by the Board requesting it to find that the operation of New Life Evangelistic Center, Inc. constitutes a detriment to the neighborhood. Roll was called, and a vote was taken as to the Motion. The vote was five (5) to zero (0) in favor of the Motion. Board members Gary Bess, Todd Waeltermann, Curt Skouby, Pamela Walker, and President Richard Bradley voted in favor of the Motion. Board member Richard Gray abstained from the vote.

In determining that the operation of NLEC is detrimental to the neighborhood in which NLEC is located the Board has given weight to each factual finding in relation to the legal factors, and makes the following Conclusions of Law regarding its analysis of the above-referenced 12 factors pursuant to Code Section 11.72.050:<sup>12</sup>

Conclusion as to Factor #1 – Character of the Neighborhood:

The Board concludes this factor to weigh in favor of Petitioners.

Conclusion as to Factor #2 – Loitering:

The Board concludes this factor to weigh heavily in favor of Petitioners.

Conclusion as to Factor #3 – Littering:

The Board concludes this factor to be in favor of Petitioners as to NLEC guests, but in favor of NLEC as to NLEC's employees, servants or agents.

Conclusion as to Factor #4 – Drinking in Public:

The Board concludes this factor to weigh heavily in favor of Petitioners.

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<sup>12</sup> For purposes of brevity, the full language of each § 11.72.050 factor is not set forth below. The full text of each factor is set forth in sections II.C and II.D, *supra*.

Conclusion as to Factor #5 – Lewd and Indecent Conduct:

The Board concludes this factor to weigh heavily in favor of Petitioners as to NLEC guests, but in favor of NLEC as to NLEC's employees, servants or agents.

Conclusion as to Factor #6 – Commission of Crimes:

The Board concludes this factor to weigh heavily in favor of Petitioners as to NLEC guests, but in favor of NLEC as to NLEC's employees, servants or agents.

Conclusion as to Factor #7 – Sale or Use of Illegal Drugs:

The Board concludes this factor to weigh heavily in favor of Petitioners as to NLEC guests, but in favor of NLEC as to NLEC's employees, servants or agents.

Conclusion as to Factor #8 – Harassing or Intimidating Behavior:

The Board concludes this factor to be in favor of Petitioners.

Conclusion as to Factor #9 – Noise:

The Board concludes this factor to be in favor of Petitioners.

Conclusion as to Factor #10 – Street and Sidewalk Congestion:

The Board concludes this factor to be in favor of Petitioners.

Conclusion as to Factor #11 – Lighting and Parking:

The Board concludes this factor to be in favor of NLEC.

Conclusion as to Factor #12 – Other Facilities:

The Board concludes this factor to weigh in favor of Petitioners.

Overall, the Board determines that a weighing of the twelve factors pursuant to Code Section 11.72.050 supports a finding that the operation of NLEC is detrimental to the neighborhood in which it is located. The Board further finds that NLEC is operating

pursuant to a hotel permit requested by Larry Rice and issued by the City of St. Louis in 1976. There is no evidence that any other occupancy permit of any type exists for NLEC. Thus, the premises in issue before the Board operates solely and exclusively due to the existence of the hotel occupancy permit.

The Board rejects NLEC's arguments that this Board erred in considering certain evidence and that this Board is estopped from hearing and making a ruling on this matter due to NLEC's position that it is a "church." NLEC's argument that it is a church and not a hotel misses the point. Under the logic espoused by NLEC, testimony of a property owner that it holds a hotel permit but uses the property for something else would result in non-action by the Board regarding the hotel permit. Simply put, NLEC cannot have it both ways. It is either operational under its hotel permit, or it requires a different permit. It is not enough to simply assert, as NLEC does, that it is a "church." An entity cannot be legally operational one way and then proceed in an entirely different, non-permitted manner without repercussion. Moreover, NLEC voluntarily applied for a hotel permit and, having chosen and initiated the hotel permit procedure on its own, NLEC cannot now cry foul when the hotel permit laws of the City of St. Louis are applied to it.

NLEC apparently contends that because it operated a shelter in "plain view," it had no obligation to obtain anything other than a hotel permit. NLEC offers no evidence as to how it would be operational at this location without the hotel permit. The reality is that NLEC is operational at its current location pursuant to hotel permit #84777, and is only operational at this location due to this permit. And it follows that since this is true, Petitioners have the right to proceed against this premises under the hotel detriment law, Chapter 11.72. It further follows that this Board, upon submission of the sufficient

number of verified signatures by Petitioners, is mandated to hear the action and render a decision pursuant to Petitioners' action. This mandate is upon this Board due to the existence of and challenge to the hotel permit legally allowing operations at this location. This mandate upon this Board is irrespective of NLEC's assertion that it is not a hotel, or any evidence that the premises is not functioning as a traditional for-profit hotel entity. Similarly, NLEC espousing definitions of "hotel" from other areas of law, and asserting it is not otherwise "licensed" as a hotel, does not alter Petitioners' action or this Board's mandate.

The Board rejects NLEC's arguments that the 12 factors under which the Board considers evidence pursuant to Chapter 11.72 are impermissibly vague, or so broad as to impermissibly prohibit otherwise lawful activity. NLEC contends that the factors identified in Chapter 11.72 are not directly linked to activity which would *per se* be a crime and or that the factor language is not "tied" to a criminal law definition of the same term. The Board notes that many of the factors are not tied to what would normally be considered a "crime" in the statutory sense. Although factors such as "noise" (factor #9) and "street and sidewalk congestion" (factor #10) are not defined by criminal statutes, the Board concludes that these factors are to be read in a layman, common-sense manner, consistent with the neighborhood protection intent of Chapter 11.72 and on parallel with accepted nuisance law which utilizes a similar common-sense legal approach.<sup>13</sup>

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<sup>13</sup> NLEC also asserts that the "Drinking in Public" factor (#4) conflicts with state law in that the type of beverage is not specified. Throughout the entirety of this proceeding, the parties have rightfully assumed, without objection, that the subject of this factor is the drinking of alcoholic beverages. This is the common-sense meaning of the "drinking in public" phrase that was implicitly acknowledged by NLEC and which the Board adopts. NLEC's assertion has no merit.

The Board rejects NLEC's argument it is a "church" and that application of Chapter 11.72 to NLEC's hotel permit therefore constitutes an unlawful deprivation of religious freedom. NLEC did not advance any legal basis for the premise that a church may request and obtain a hotel permit, then ignore the terms and provisions of the same permit. Chapter 11.72 is a neutral and generally applicable law that governs all hotel permits in the City of St. Louis and that is necessary to protect public health and safety and to promote the general welfare. Having chosen to apply for and operate under a hotel permit, NLEC must comply with the laws that govern hotel permits, including Chapter 11.72.

NLEC's other allegations that the Board's actions in these proceedings violate NLEC's constitutional rights are also rejected.

#### **IV. DECISION AND ORDER**

Based on the entirety of the foregoing, pursuant to Article XIII of the City of St. Louis Charter, as amended, and pursuant to Chapter 11.72 of the Revised Code of the City of St. Louis, it is the Decision and Order of the City of St. Louis Board of Public Service that hotel permit # 84777 be revoked effective Tuesday, May 12, 2015 unless on or before the Board's meeting on that date, NLEC either:

- (1) Provides proof to the Board demonstrating that NLEC has complied with the thirty-two (32) bed occupancy limit imposed on it by Permit No. 84777 for a period of no less than thirty (30) consecutive days immediately prior to May 12, 2015 and continuing uninterrupted thereafter. Proof of such compliance will require inspection and confirmation by City building inspectors at reasonable

times established by said inspectors. If NLEC comes into compliance with the thirty-two (32) bed occupancy limit imposed on it by Permit No. 84777, but at some point thereafter exceeds that limit, the Board, in conjunction with the applicable City building official, shall adhere to the procedures provided for in Subsection 903.6 of Section 25.32.510 of the Revised Code of the City of St. Louis regarding the revocation of Permit No. 84777; or

- (2) NLEC provides documentation to the Board demonstrating that NLEC has obtained the necessary permit and/or license to operate its facility at 1411 Locust in accordance with all applicable laws, rules and regulations of the City of St. Louis.

This Decision and Order was approved by Motion of the Board, after roll call vote. The vote was five (5) to zero (0) in favor of the Motion. Board members Gary Bess, Todd Waeltermann, Curt Skouby, Pamela Walker, and President Richard Bradley voted in favor of the Motion. Board member Richard Gray abstained from the vote. All outstanding motions by all parties not previously ruled upon within the Board hearing are hereby denied.

A copy of this Decision and Order shall be published in the City Journal and shall be sent by Certified Mail to the owner or operator of NLEC. This Decision and Order is issued this 17<sup>th</sup> day of February, 2015 and the aggrieved party shall have a right of judicial review as provided in Section 536.100, RSMo.

*Cherise D. Thomas*  
Cherise Thomas, Secretary to the Board of  
Public Service of the City of St. Louis

February 17, 2015

287241

APPROVED BY THE  
BOARD OF PUBLIC SERVICE

FEB 17 2015  
*Cherise D. Thomas*  
SECRETARY

# AGENDA

## BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS

### Regular Meeting

**March 4, 2015**

**1:30 p.m.**

**Room 208, City Hall**

1. Call to order.
2. A public hearing to consider each of the following;

**APPEAL #10554** – Appeal filed by M-V Market, from the determination of the Board of Public Service in the denial of an occupancy permit authorizing the Appellant to operate a convenience store with beer and wine and cooking at 4300 North 20<sup>th</sup> Street.

**WARD 3 #AO517145-14/BPS121030**

**ZONE: "F" – Neighborhood Commercial District**

**APPEAL #10555** - Appeal filed by D/B/A Bar PM, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a full drink bar, no outside seating or cooking, 1<sup>st</sup> floor at 7109 S. Broadway.

**WARD 11 #AO-519613-15 ZONE: "F" – Neighborhood Commercial District**

**APPEAL #10556** - Appeal filed by The Best Place Auto Sales, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an office and used car sales business with outside storage, east side at 5724-42 Dr. Martin Luther King Drive.

**WARD 22 #AO-519765-15 ZONE: "G" – Local Commercial and Office District**

**APPEAL #10557** - Appeal filed by K & K Auto Connection & Detailing, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an auto repair, detailing and wholesaling business, no body work or painting, in the southeast building at 4343 Chippewa.

**WARD 15 #AO-519519-15 ZONE: "F" – Neighborhood Commercial District**

**APPEAL #10558** – Appeal filed by Gateway Automotive Recycling LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an office and automobile salvage, recycling and parts sales business with inside and outside storage at 1601-17 North 13<sup>th</sup> Street.

**WARD 5 #AO519663-15 ZONE: "J" – Industrial District**

**APPEAL #10559** - Appeal filed by Red Dot Studio Architects, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a new parking lot, per plans, for outside storage of new and used cars at 4134 Gravois.

**WARD 25 #AB-519644-15 ZONE: "G" – Local Commercial and Office District**

3. Deliberations on the above hearings

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on February 25, 2015.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

S. Cunningham, Chairman

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# AGENDA

## BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS

### Regular Meeting

**March 11, 2015**

**1:30 p.m.**

**Room 208, City Hall**

1. Call to order.
2. A public hearing to consider each of the following;

**APPEAL #10560** – Appeal filed by D/BA Arsenal Market, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a grocery store with cooking, no liquor, at 3301-05 Arsenal.

**WARD 6 #AO519707-15 ZONE: "B" – Two Family Dwelling District**

**APPEAL #10561** – Appeal filed by City Church STL, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a church and an office on the 1<sup>st</sup> floor at 1908 Lafayette.

**WARD 7 #AO519542-15 ZONE: "B" – Two Family Dwelling District**

**APPEAL #10562** – Appeal filed by US Bank Corp, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install one illuminated wall sign, per plans, at 1307 Washington.

**WARD 5 #AB519260-15 ZONE: "I" – Central Business District**

**APPEAL #10563** – Appeal filed by Anheuser-Busch Employees Credit Union, from the determination of the Building

Commissioner in the denial of a building permit authorizing the Appellant to erect one monument sign (electronic message center), per plans at 6600 Chippewa.

**WARD 16 #AB-519457-15 ZONE: "F" – Neighborhood Commercial District**

**APPEAL #10564** – Appeal filed by Henry Plumbing, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to erect four wall signs (2 illuminated cabinet signs and 2 electronic message centers), per plans at 1620 S. Kingshighway.

**WARD 17 #AB-518718-14 ZONE: "K" – Unrestricted District**

**APPEAL #10565** – Appeal filed by Crown Development and Construction, from the determination of the Board of Public Service in the denial of a subdivision plat authorizing the Appellant to re-subdivide land at 4960, 4964 and 4964R Fountain Avenue in City Block 3765N.

**WARD 18 BPS #121069 ZONE: "B" – Two Family Dwelling District**

3. Deliberations on the above hearings
4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on March 4, 2015.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

S. Cunningham, Chairman

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# PUBLIC NOTICE

A Conditional Use Hearing will be held in Room 208 City Hall at 8:30 a.m. on Thursday **March 5, 2015** on the following conditional uses:

**4561 Washington** - Home Occupancy Waiver-La Belle Mariee (Traveling Bridal Hair/Makeup/Office Use Only) "C"-Multiple Family Dwelling District. Mv **Ward 18**

**5422 Pennsylvania** - Home Occupancy Waiver-Jan's Lawncare (Landscaping Company/Office Use Only) "B" Two Family Dwelling District. Mv **Ward 11**

**6801 Mitchell** - Home Occupancy Waiver-One Earth Landscaping, LLC (Landscaping/Office Use Only) "A" Single Family Dwelling District. Mv **Ward 24**

**4641 Steffens** - Home Occupancy Waiver-Ajdin Omercehajic (Contractor/Office Use Only) "A" Single Family Dwelling District. Mv **Ward 14**

**5507 B. Waterman** - Home Occupancy Waiver-Urban Interiors & More, Inc. (General Contracting/Office Use Only) "E" Multiple Family Dwelling District. Mv **Ward 28**

**3509 McKean** - Home Occupancy Waiver-The Menagerie', LLC (Antiques/Collectables/Office Use Only) "B" Two Family Dwelling District. Mv **Ward 15**

**4140 ML King** - #AO-519721-15-Ring Connect (Retail Sales of New Cell Phones and Accessories) "G" Local Commercial and Office District. Mv **Ward 4**

**4976 West Florissant** - #AO-519771-15-Tisha's House of Soul, LLC (Carryout Restaurant/ Front Yard BBQ Pit/No Liquor/ No Outside Seating) "F" Neighborhood Commercial District. Mv **Ward 1**

**6055 West Florissant** - #AO-519803-15-Northside Mini Mart (Convenience Store/ No Cooking/No Liquor /Portable Charcoal BBQ Pit) "F" Neighborhood Commercial District. Mv **Ward 27**

**4725-27 Goodfellow** - #AO-519641-15-Hampton Kiddie Korner (Daycare/60 Children/16 Infants/44 2 1/2 13yrs /Mon-Sat./ 6am to 12 midn./Cooking) "F" Neighborhood Commercial District. Mv **Ward 22**

**3741 Washington** - #AB-519475-15-Pulitzer Arts Foundations (Interior Alterations per plans for Crate Storage) "H" Area Commercial District. Bl **Ward 19**

## PUBLIC NOTICE

A Conditional Use Hearing will be held in Room 208 City Hall at 8:30 a.m. on Thursday **March 12, 2015** on the following conditional uses:

**2616 Burd** - Home Occupancy Waiver-Chauncey's Towing (Towing/Office Use Only) "B"-Two Family Dwelling District. Mv **Ward 22**

**3761 Potomac** - Home Occupancy Waiver-EL's Hauling (Hauling/Other Services/ Office Use Only) "B" Two Family Dwelling District. Mv **Ward 15**

**1700 S. Tucker** - #AO-517634-14-La Foi Luxe Hair Imports (Retail Sales of Beauty Products) "D" Multiple Family Dwelling District. Bl **Ward 7**

**4236 Natural Br.** - #AO-519490-15-City Flea Market (Flea Market/Inside Only/ Retail Sales/New/Used Items) "F" Neighborhood Commercial District. Mv **Ward 21**

**6010 Hampton** - #AO-519494-15-Euro Café, LLC (Sitdown/Carryout/Coffee/Juice Shop/No Cooking/No Liquor) "F" Neighborhood Commercial District. Mv **Ward 12**

**1229 N. Market** - #AO-519578-15-Old North Market & Deli (Convenience Store/ Cooking/No Liquor) "F" Neighborhood Commercial District. Mv **Ward 5**

**4144 Lindell Blvd.** - #AO-519421-15-Add 2 Karitt Drop Shipping (Convenience Store/No Liquor/No Cooking/Ste 108) "H" Area Commercial District. Mv **Ward 17**

**4539 Parkview** - #AB-519761-15-St. Louis College of Pharmacy (Construct Athletic/Student Center/Dormitory/Zoning Only) "H"- Area Commercial District. Bl **Ward 17**

## Request for Proposals CITY OF ST. LOUIS PARKS, RECREATION & FORESTRY

The City of St. Louis is seeking qualified bidders to submit Proposals for the operation of the Concession Stand in Francis Park.

Requests for Proposals may be obtained at the Parks, Recreation & Forestry Administration Building, 5600 Clayton in Forest Park, St. Louis, MO 63110 or downloaded from the City's website at <http://stlouis-mo.gov/departments/parks>.

A facility walk-through can be scheduled by any prospective bidder by making a written request no later than **February 10, 2015** to Mr. Dan Skillman, Commissioner of Parks, 5600 Clayton in Forest Park, St. Louis, MO 63110.

**Sealed proposals will be received until 5:00 P.M. on Monday, March 2, 2015, Central Time, at the Department of Parks, Recreation and Forestry.**

The City of St. Louis is an Equal Opportunity Employer, and Respondents shall comply with the Mayor's Executive Order #28, as amended.

The City of St. Louis reserves the right to accept or reject any or all responses or to cancel this concession bid in part or its entirety.

## Request for Proposals ST. LOUIS FIREFIGHTERS' RETIREMENT PLAN

The St. Louis Firefighters' Retirement Plan, (the "Plan"), is conducting a SMID Cap equity investment manager search under the guidance of their investment consultants, Barry Bryant, CFA and Steven Roth, CFA of Dahab Associates. The Plan has \$20 million in total assets. The amount to be managed in this request is approximately \$3-5 million. The search is open to SMID Cap core, growth, or value strategies. Managers may submit multiple products, but must make those submissions separately and in separate mailings/emails. All proposals will be evaluated by the investment consultant and recommendations will be made to the Plan. The final decision will be made by the Board of Trustees, (the "Board"). **Proposals are due: March 4, 2015 at 4:00 PM CST.** The RFP can be found at : <https://www.dahab.com/media/rfps/St.%20Louis-SMID-2015.docx> .

## Request for Proposals CITY OF ST. LOUIS DEPARTMENT OF HUMAN SERVICE

The City of St. Louis is seeking qualified bidders to submit Proposals for the:

- Expansion of Emergency Overnight Shelter Beds available at Existing Facilities
- AND
- Operation of up to Two New, Overnight Emergency Shelters at City Supplied Locations

All to supplement Existing Emergency Shelters and Beds currently funded by Emergency Solutions Grant Funding provided by the US Department of Housing and Urban Development.

Requests for Proposals may be obtained at the Department of Human Services, Administrative Office, 1520 Market, Room 4065, St. Louis, MO 63103 or downloaded from the City's website at <http://stlouis-mo.gov/government/departments/human-services/homeless-services/>. Request for Proposals can also be faxed by request by calling Ms. Ford at (314) 657-1704

Sealed proposals will be received until 4:00 P.M. on **Wednesday, March 11, 2015**, Central Time, at the Department of Human Services. The City of St. Louis is an Equal Opportunity Employer, and Respondents shall comply with the Mayor's Executive

Order #28, as amended. The City of St. Louis reserves the right to accept or reject any or all responses or to cancel this concession bid in part or its entirety.

## **Request for Proposals CITY OF ST. LOUIS PARKS, RECREATION & FORESTRY**

The City of St. Louis is seeking qualified individuals or firms to submit Proposals to provide professional expertise for the elimination and/or reduction of wild Canada Geese in Forest Park, Willmore Park, and O'Fallon Park.

Requests for Proposals may be obtained at the Parks, Recreation & Forestry Administration Building, 5600 Clayton in Forest Park, St. Louis, MO 63110 or downloaded from the City's website at <http://stlouis-mo.gov/departments/parks>.

**Sealed proposals will be received until 4:00 P.M. on Monday, March 23, 2015,** Central Time, at the Department of Parks, Recreation and Forestry.

The City of St. Louis is an Equal Opportunity Employer, and Respondents shall comply with the Mayor's Executive Order #28, as amended.

The City of St. Louis reserves the right to accept or reject any or all responses or to cancel this concession bid in part or its entirety.

## **DEPARTMENT OF PERSONNEL NOTICE OF EXAMINATIONS**

The City of St. Louis, Department of Personnel, 1114 Market Street, Room 700, announces competitive Civil Service examinations to fill vacancies in the Municipal Service.

The last date for filing an application for the following examinations is **MARCH 6, 2015.**

### **ACCOUNTING MANAGER II**

Prom./O.C. 2257

\$62,946 to \$95,784 (Annual Salary Range)

### **EMS LEAD DISPATCHER**

Prom. 2255

(OPEN TO PERMANENT CITY  
EMPLOYEES ONLY)

\$33,020 to \$49,998 (Annual Salary Range)

### **ENGINEERING MANAGER I**

Prom. 2252

(OPEN TO PERMANENT CITY  
EMPLOYEES ONLY)

\$62,946 to \$95,784 (Annual Salary Range)

### **ENGINEERING MANAGER II**

Prom./O.C. 2256

\$72,202 to \$109,980 (Annual Salary Range)

The last date for filing an application for the following examination is **MARCH 13, 2015.**

### **PROBATIONARY FIRE PRIVATE**

Prom./O.C. 2258

\$37,889 (Starting Annual Salary)

Applications for the following examinations will be accepted until a sufficient number are received to fill the anticipated vacancies. Please submit application as soon as possible.

### **ELECTRONIC CONTROL SYSTEMS TECHNICIAN I**

Prom./O.C.C. 2221

\$41,808 to \$59,072 (Annual Salary Range)

### **LABORER (Limited-Term)**

O.C.C. 2253

\$12.65 (Hourly Rate of Pay)

### **UTILITY WORKER (Limited-Term)**

O.C.C. 2254

\$13.20 (Hourly Rate of Pay)

Vacation, Holidays, Medical Leave, Social Security, and Employee Retirement System Benefits privileges are provided in addition to salary.

Application forms and further information concerning duties of positions, desirable and necessary qualifications, relative weights of examination components, and duration of eligible lists may be secured at the office of the Department of Personnel, 1114 Market Street, Room 700, St. Louis MO 63101. Applications can be submitted on the Internet. Visit the City web site at <http://stlouis-mo.gov>

Richard R. Frank,  
Director

February 18, 2015

## **ST. LOUIS LIVING WAGE ORDINANCE LIVING WAGE ADJUSTMENT BULLETIN**

### **NOTICE OF ST. LOUIS LIVING WAGE RATES**

#### **EFFECTIVE APRIL 1, 2014**

In accordance with Ordinance No. 65597, the St. Louis Living Wage Ordinance ("Ordinance") and the Regulations associated therewith, the City Compliance Official for the City of St. Louis has determined that the following living wage rates are now in effect for employees of covered contracts:

- 1) Where health benefits as defined in the Ordinance are provided to the employee, the living wage rate is **\$12.37** per hour (130% of the federal poverty level income guideline for a family of three); and
- 2) Where health benefits as defined in the Ordinance are **not** provided to the employee, the living wage rate is **\$16.18** per hour (130% of the federal poverty level income guideline for a family of three, plus fringe benefit rates as defined in the Ordinance).
- 3) Wages required under Chapter 6.20 of the Revised Code of the City of St. Louis: **\$3.81** per hour.

These rates are based upon federal poverty level income guidelines as defined in the Ordinance and these rates are effective as of **April 1, 2014**. These rates will be further adjusted periodically when the federal poverty level income guideline is adjusted by the U.S. Department of Health and Human Services or pursuant to Chapter 6.20 of the Revised Code of the City of St. Louis.

The Ordinance applies to employers who are covered by the Ordinance as defined in the Ordinance, where the contract or grant is entered into or renewed after the effective date of the Ordinance, which is November 3, 2002. A copy of the Ordinance may be viewed online at <http://www.mwdbe.org/livingwage> or obtained from:

City Compliance Official  
Lambert-St. Louis International Airport®  
Certification and Compliance Office  
P.O. Box 10212  
St. Louis, Mo 63145  
(314) 426-8111

Dated: March 11, 2014

## NOTICE TO ALL BIDDERS

CITY ORDINANCE requires that any individual or company who performs work within the City limits must obtain a Business License. This would also apply to businesses who employ sales or delivery personnel to come into the City. Contracts requiring work to be performed in the City will **NOT** be awarded to unlicensed businesses.

## ST. LOUIS LIVING WAGE ORDINANCE

### LIVING WAGE REQUIREMENTS

Bidders [Proponents] are hereby advised that the St. Louis Living Wage Ordinance #65597 and associated Regulations apply to the service [concession] [lease] [City Financial Assistance] for which [bids] [proposals] are being sought herein. This Ordinance requires that, unless specific exemptions apply, all individuals who perform work pursuant to a contract executed between the successful [bidder] [proponent] and the City [Agency] must be paid a minimum of the applicable Living Wage rates set forth in the attached Living Wage Bulletin, and, if the rates are adjusted during the term of the contract pursuant to the Ordinance, applicable rates after such adjustment is made. Each bidder [proponent] must submit the attached "Living Wage Acknowledgment and Acceptance Declaration" with the bid [proposal]. Failure to submit this Declaration with the bid [proposal] will result in rejection of the bid [proposal]. A successful bidder's [proponent's] failure to comply with contract provisions related to the Living Wage Ordinance may result in termination of the contract and the imposition of additional penalties as set forth in the Ordinance and Regulations.

Copies of the Ordinance and Regulations are available upon request from La Queta Russell-Taylor, at (314) 426-8185, or can be accessed at <http://www.mwdbe.org/livingwage>.

## SUPPLY COMMISSIONER

Office of the Supply Commissioner, Room 324, City Hall, 1200 Market Street, St. Louis, Missouri 63103, Tuesday, **FEBRUARY 24, 2015** - INFORMAL and ADVERTISED BIDS will be received by the undersigned to be opened at the office at 12:00 o'clock noon, for the items listed below on the dates specified.

**WEDNESDAY, MARCH 11, 2015**

### TRIMMER LINE AND OIL

for FORESTRY DIVISION per REQ. #61. (LC)

### WATERS 2465

### ELECTROCHEMICAL DETECTOR

for WATER DIVISION per REQ. #1120. (SG)

### EMD-MILLIPORE SUPER-Q-PLUS D.I. SYSTEM

for WATER DIVISION per REQ. #1121. (SG)

### THERMO SCIENTIFIC GALLERY

for WATER DIVISION per REQ. #1122. (SG)

### HPLC/IC SYSTEM WITH HEXAVALENT CHROMIUM CAPABILITY

for WATER DIVISION Per REQ #1123. (SG)

## Notice to All Suppliers

It is the policy of the City of St. Louis that all firms desiring to do business with the City of St. Louis must comply with employment practices that are in accordance with the ordinances of the City of St. Louis and the Mayor's Executive Order promulgated there-under to the end that all Contractors and suppliers of materials and services will offer equal opportunity for employment and job advancement to blacks and other minority groups in the St. Louis Metropolitan area.

### Obtaining Bids

To download bids log on to: <http://stlouis-mo.gov/supply/bid-notices.cfm> then, search available bids.

You may also contact the Supply Commissioner's office at (314) 622-4580 or e-mail [supplydivisionbidrequests.com](mailto:supplydivisionbidrequests.com).

Bidders are invited to be present at the opening of bids. Bid results may be available 30 days following the date of bid opening.

If you desire bid results, please include a self-address, stamped envelope with your bid.

### Recycled Products

The City of St. Louis desires to purchase recycled products whenever possible, especially items containing post consumer waste materials. If your company can supply recycled products, please provide information to this office.

### Surplus Property

Notice is hereby given that the City of St. Louis may have surplus property for sale during the course of the year. The property may be listed at [www.govdeals.com](http://www.govdeals.com) or in the City Journal.

### Local Preference

#### ORDINANCE #69431

#### Board Bill No. 295

#### Committee Substitute As Amended

An Ordinance repealing Section One, part 86.040 of Ordinance 56716, pertaining to the opening of bids, codified as Section 5.58.040 of the Revised Code of the City of St. Louis, and enacting a new provision on the same subject matter which allows a local bidder to match the lowest bid when the lowest bid is from a non-local bidder; enacting a new provision on the same subject matter; containing severability clause.

**WHEREAS**, local businesses which seek to enter into contracts with the City of St. Louis are at a competitive disadvantage with businesses from other areas because of the higher administrative costs of doing business in the City;

**WHEREAS**, the City of St. Louis desires to encourage businesses to remain in the City and to relocate to the City;

**WHEREAS**, by enacting a local preference law that allows a local firm to match the lowest bid when its bid is within 2% percent of the lowest bid, the City hopes to encourage and stimulate local business.

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

**SECTION ONE.** Section One, part 86.040, Ordinance 56716 is hereby repealed.

**SECTION TWO.** Enacted in lieu thereof is the following new section.

#### 5.58.040 - Opening of bids.

**A.** Proposals shall be opened at the time and place fixed by the advertisement, in the presence of such bidders as desire to be present, and shall be open to the inspection of bidders.

**B.** The bids shall not be materially modified or amended as to price, specification or otherwise, nor substitutions placed thereon, after opening except when the lowest bid is from a non-local bidder. When the lowest bid is from a non-local bidder, any local bidder within two percent of the lowest bid may match the lowest bid. If a local bidder matches the lowest bid, then the Supply Commissioner may select the bid from the local bidder. If more than one local bidder is within two percent of the lowest bid, then only the lowest local bidder may match the bid. In all other circumstances, modification, supplementation or amendment shall cause rejection of the bid. For purposes of this chapter, local bidder means a bidder whose principal place of business is within the City of St. Louis, has had a valid business license for at least one year, and is current in payment of local taxes. Principal place of business shall be defined as the business's physical office, plant, or site where a majority (51%) of the full-time employees, chief officer, and managers of the business regularly work and conduct business, or where the plant or office and equipment required for the furnishing of the goods or performance of the services provided to the City, as required by the contract, are physically located in the City of St. Louis for at least one taxable year immediately prior to the date of the bid.

**C.** Bids may be for one or more or all the articles advertised for, but there shall be a specific bid on each article. The award may be made to the lowest bidder for any article, or to the lowest bidder for the entire requisition or any part thereof, but the Board of Standardization may reject any or all bids or any part of any bid.

**SECTION THREE. Severability.**

The provisions of this section are severable. If any provision of this ordinance is declared invalid, that invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision.

**Approved: April 29, 2013**

The right to reject any and all bids is reserved

Carol L. Shepard, CPA  
Supply Commissioner  
(314) 622-4580  
[www.stlouis-mo.gov](http://www.stlouis-mo.gov)

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