

**ORDINANCE #67060**  
**Board Bill No. 431**  
**Committee Substitute**

**AN ORDINANCE RECOMMENDED BY THE BOARD OF ESTIMATE AND APPORTIONMENT, REPEALING ORDINANCE 65858 PERTAINING TO THE ISSUANCE AND DELIVERY OF TAX INCREMENT REVENUE NOTES FOR GRAND CENTER REDEVELOPMENT PROJECT AND ENACTING IN LIEU THEREOF A NEW ORDINANCE, AUTHORIZING AND DIRECTING THE ISSUANCE AND DELIVERY OF NOT TO EXCEED \$80,000,000 PRINCIPAL AMOUNT OF TAX INCREMENT REVENUE NOTES (GRAND CENTER REDEVELOPMENT PROJECT), SERIES A, B, C AND D, OF THE CITY OF ST. LOUIS, MISSOURI; PRESCRIBING THE FORM AND DETAILS OF THE 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.**

**WHEREAS**, the City is authorized and empowered under the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, inclusive, of the Revised Statutes of Missouri, as amended (the "**Act**" or the "**TIF Act**"), to issue bonds, notes or other obligations for the purpose of providing funds to finance the costs of certain redevelopment projects and to pay certain costs related to the issuance of such bonds, notes or other obligations; and

**WHEREAS**, pursuant to Ordinance No. 62477, adopted on December 20, 1991, the Board of Aldermen of the City ( the "**Board of Aldermen**") duly formed the Tax Increment Financing Commission of the City of St. Louis, Missouri (the "**TIF Commission**"), in accordance with the TIF Act, and empowered the TIF Commission to transact business and exercise its powers as authorized by the TIF Act; and

**WHEREAS**, a plan for redevelopment titled "Tax Increment Blighting Analysis and Redevelopment Plan" dated August 2, 2002, as amended (as may be further amended, the "**Redevelopment Plan**") has been prepared and reviewed by the TIF Commission and the City; and

**WHEREAS**, the Board of Aldermen approved Ordinance No. 65703, adopted on November 15, 2002, which (i) designated a Redevelopment Area known as the Grand Center Redevelopment Area, as further described in Exhibit A attached thereto (the "**Redevelopment Area**"), (ii) approved the Redevelopment Plan, (iii) approved a series of Redevelopment Projects (collectively, the "**Redevelopment Projects**") with respect thereto, (iv) adopted tax increment financing for the Redevelopment Area, and (v) established the Special Allocation Fund (as defined in the Redevelopment Plan); and

**WHEREAS**, Grand Center, Inc., a Missouri nonprofit corporation (the "**Master Developer**"), in response to the solicitation of proposals for redevelopment of the Redevelopment Area, submitted its proposal dated June 28, 2002 (the "**Redevelopment Proposal**"); and

**WHEREAS**, pursuant to Ordinance No. 65857, adopted on February 25, 2003, the Board of Aldermen has (i) affirmed the approval and adoption of the Redevelopment Plan, Redevelopment Projects and the designation of the Redevelopment Area, and (ii) authorized the City to enter into the Redevelopment Agreement dated April 24, 2003, as amended (as amended from time to time, the "**Redevelopment Agreement**") between the City and the Master Developer, whereby the Master Developer has agreed to carry out the Redevelopment Plan with respect to the Redevelopment Area; and

**WHEREAS**, on February 25, 2003 the Board of Aldermen adopted Ordinance No. 65858 (the "**Original Note Ordinance**") authorizing the issuance of certain tax increment revenue notes for the purposes of financing implementation of the Redevelopment Plan; and

**WHEREAS**, the City now desires to alter the terms of issuance of the Notes to provide for the initial issuance of three separate series of Notes in varying amounts to fund Redevelopment Projects within the Redevelopment Area in accordance with the terms of the Redevelopment Agreement, as amended, and to designate a trustee for said Notes; and

**WHEREAS**, the City has determined that it is in the best interest of the City (1) to issue (i) up to \$8,000,000 aggregate principal amount of Tax-Exempt Tax Increment Revenue Notes, Series A (Grand Center/SLU Redevelopment Project) (the "**Series A Notes**"), (ii) up to \$17,140,000 aggregate principal amount (as may be increased pursuant to Section 208 of the Indenture) of Tax Increment Revenue Notes, Series B (Grand Center Phase I Redevelopment Project) (the "**Series B Notes**"), (iii) up to \$11,850,000 aggregate principal amount of Subordinate Tax Increment Revenue Notes, Series C (Grand Center Phase II Redevelopment Project) (the "**Subordinate Series C Notes**") and (iv) up to \$4,880,000 aggregate principal amount of Subordinate Tax Increment Revenue Notes, Series D (Grand Center Phase II Redevelopment Project) (the "**Subordinate Series D Notes**") which, together with the Series A Notes, the Series B Notes and the Subordinate Series C Notes, are referred to collectively as the "**Notes**") as evidence of the City's obligation to pay certain Redevelopment Project Costs (as defined herein) incurred in furtherance of the Redevelopment Plan and the Redevelopment Projects; and (2) to enter into a Trust Indenture in substantially the form of **Exhibit A** hereto (the "**Indenture**") providing the terms of issuance of the Notes; and

**WHEREAS**, the City desires to repeal the Original Note Ordinance and, in lieu thereof, enact this Ordinance (the "**Note Ordinance**"), as necessary to facilitate the issuance of the Notes; and

**WHEREAS**, it is hereby found and determined that it is necessary and advisable and in the best interest of the City and of its inhabitants to repeal the Original Note Ordinance and, in lieu thereof, enact this Note Ordinance, as necessary to authorize the issuance and delivery of its Notes, to be issued and secured in the form and manner as hereinafter provided to provide funds for such purpose.

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS, MISSOURI AS FOLLOWS:**

**Section 1.** Repeal. Ordinance 65858 is hereby repealed and the following is hereby enacted.

**Section 2.** Definitions. All capitalized terms not elsewhere defined herein shall have the meanings set forth in **Section 101** of the Indenture.

**Section 3.** Issuance of the Notes. The Board of Aldermen hereby finds and determines that it is necessary and advisable and in the best interest of the City and of its inhabitants to issue its Notes, as permitted by the TIF Act and in accordance with the terms of the Indenture.

**Section 4.** Special, Limited Obligation. The Notes and the interest thereon shall not be or constitute a general obligation of the City, nor shall they constitute an indebtedness of the City within the meaning of any constitutional, statutory debt limitation or restriction, or charter provision, but shall be special, limited obligations payable solely from and secured as to the payment of principal and interest by a pledge of the Available Revenues deposited in the Special Allocation Fund and the taxing power of the City is not pledged to the payment of the Notes either as to principal or interest. In no event shall the City's obligation to make payments of principal of and interest on the Notes extend beyond the Maturity Date of the Notes.

**Section 5.** Authorization and Execution of Documents. The Board of Aldermen hereby approves, and the Mayor and Comptroller of the City are hereby authorized and directed to execute and deliver, on behalf of the City, the Indenture, in substantially the form attached hereto as **Exhibit A**, and the Notes, and the City Register is hereby authorized and directed to attest to the Indenture and the Notes and to affix the seal of the City thereto. The Indenture shall be in substantially the form attached, with such changes therein as shall be approved by said Mayor and Comptroller executing the same and as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized.

**Section 6.** Further Authority. The Mayor and the Comptroller or their designated representatives, with the advice and concurrence of the City Counselor and after approval by the Board of Estimate and Apportionment, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such changes by the Mayor and the Comptroller or their designated representatives.

**Section 7.** Designation of Trustee, Paying Agent and Certificate Registrar. The City hereby approves and consents to the designation of UMB Bank, N.A., as Trustee, Paying Agent and Note Registrar under the Indenture.

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

**Section 9.** Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 10.** Private Sale. The Board of Aldermen of the City hereby declares that it is in the City's best interest to sell the TIF Notes at private sale because a public sale of the TIF Notes would cause additional expense to the City and because the condition of the current financial markets makes such a public sale not feasible or the best course of action for the City.

**Section 11.** Effective Date. After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall become effective on the 30th day after its approval by the Mayor or adoption over his veto.

#### **EXHIBIT A**

#### **FORM OF TRUST INDENTURE**

**(Attached hereto.)**

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**TRUST INDENTURE**

Dated as of \_\_\_\_\_, 2006

between  
**CITY OF ST. LOUIS, MISSOURI**  
 and  
**UMB BANK, N.A.,**  
 as Trustee

**City of St. Louis, Missouri**

Not to Exceed \$8,000,000 Tax-Exempt Tax Increment Revenue Notes Series A (Grand Center/SLU Redevelopment Project)	Not to Exceed \$17,140,000 (as may be increased under Section 208 hereof) Tax Increment Revenue Notes Series B (Grand Center Redevelopment Project) Not to Exceed \$4,880,000 Series D Subordinate Tax Increment Revenue Notes (Grand Center Redevelopment Project)	Not to Exceed \$11,850,000 Subordinate Tax Increment Revenue Notes Series C (Grand Center Redevelopment Project)
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- Exhibit A – Legal Description of Redevelopment Area
- Exhibit B – Form of Series A Notes and Series B Notes
- Exhibit B-1, – Form of Subordinate Series C Notes and Subordinate Series D Notes
- Exhibit C – Purchaser’s Letter of Representations

**TRUST INDENTURE**

**THIS TRUST INDENTURE** (the “*Indenture*”), made and entered into as of \_\_\_\_\_, 2006, by and between the **CITY OF ST. LOUIS, MISSOURI**, a city and political subdivision duly organized and existing under its charter and the constitution and laws of the State of Missouri (the “*City*”), and **UMB BANK, N.A.**, a national banking association duly organized and existing and authorized to accept and execute trusts of the character herein set out under the laws of the United States of America, and having its corporate trust office located in St. Louis, Missouri, as trustee (the “*Trustee*”);

**WITNESSETH:**

**WHEREAS**, the City is authorized and empowered under the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, inclusive, of the Revised Statutes of Missouri, as amended (the “*Act*” or the “*TIF Act*”), to issue notes for the purpose of providing funds to finance the costs of certain redevelopment projects and to pay certain costs related to the issuance of such notes; and

**WHEREAS**, pursuant to Ordinance No. 62477, adopted on December 20, 1991, the Board of Aldermen of the City ( the “*Board of Aldermen*”) duly formed the Tax Increment Financing Commission of the City of St. Louis, Missouri (the “*TIF Commission*”), in accordance with the TIF Act, and empowered the TIF Commission to transact business and exercise its powers as authorized by the TIF Act; and

**WHEREAS**, a plan for redevelopment titled “Tax Increment Blighting Analysis and Redevelopment Plan” dated August 2, 2002, as amended (as may be further amended, the “*Redevelopment Plan*”) has been prepared and reviewed by the TIF Commission and the City; and

**WHEREAS**, the Board of Aldermen approved Ordinance No. 65703, adopted on December 2, 2002, which (i) designated a Redevelopment Area known as the Grand Center Redevelopment Area, as further described in **Exhibit A** attached hereto (the “*Redevelopment Area*”), (ii) approved the Redevelopment Plan, (iii) approved a series of Redevelopment Projects (collectively, the “*Redevelopment Projects*”) with respect thereto, (iv) adopted tax increment financing for the Redevelopment Area, and (v) established the Special Allocation Fund (as defined in the Redevelopment Plan); and

**WHEREAS**, Grand Center, Inc., a Missouri nonprofit corporation (the “*Developer*”), in response to the solicitation of proposals for redevelopment of the Redevelopment Area, submitted its proposal dated June 28, 2002 (the “*Redevelopment Proposal*”); and

**WHEREAS**, pursuant to Ordinance No. 65857, adopted on February 25, 2003, the Board of Aldermen has (i) affirmed the approval and adoption of the Redevelopment Plan, Redevelopment Projects and the designation of the Redevelopment Area, and (ii) authorized the City to enter into the Redevelopment Agreement dated April 24, 2003, as amended (as amended from time to time, the “*Redevelopment Agreement*”) between the City and the Developer, whereby the Developer has agreed to carry out the Redevelopment Plan with respect to the Redevelopment Area; and

**WHEREAS**, on February 25, 2003 the Board of Aldermen adopted Ordinance No. 65858 (the “*Original Note Ordinance*”) authorizing the issuance of certain tax increment revenue notes for the purposes of financing implementation of the Redevelopment Plan; and

**WHEREAS**, on \_\_\_\_\_, 2006, the Board of Aldermen adopted Ordinance No. \_\_\_\_\_ [Board Bill No. \_\_\_\_\_] (the “*Note Ordinance*”), (i) repealing in its entirety the Original Note Ordinance, (ii) authorizing the issuance of certain tax increment revenue notes pursuant to this Indenture for the purposes described in the Redevelopment Agreement, and (iii) pledging certain revenues (as more fully described herein) to the payment of the Notes; and

**WHEREAS**, the City desires to issue under this Indenture (i) up to \$8,000,000 aggregate principal amount of Tax-Exempt Tax Increment Revenue Notes, Series A (Grand Center/SLU Redevelopment Project) (the "**Series A Notes**"), (ii) up to \$17,140,000 aggregate principal amount (as may be increased pursuant to Section 208 hereof) of Tax Increment Revenue Notes, Series B (Grand Center Redevelopment Project) (the "**Series B Notes**"), (iii) up to \$11,850,000 aggregate principal amount of Subordinate Tax Increment Revenue Notes, Series C (Grand Center Redevelopment Project) (the "**Subordinate Series C Notes**") and (iv) up to \$4,880,000 aggregate principal amount of Subordinate Tax Increment Revenue Notes, Series D (Grand Center Redevelopment Project) (the "**Subordinate Series D Notes**" which, together with the Series A Notes, the Series B Notes and the Subordinate Series C Notes, are referred to collectively as the "**Notes**") as evidence of the City's obligation to pay certain for certain Redevelopment Project Costs (as defined herein) incurred in furtherance of the Redevelopment Plan and the Redevelopment Projects; and

**WHEREAS**, pursuant to the Note Ordinance, the City is authorized to execute and deliver this Indenture for the purpose of issuing and securing the Notes as hereinafter provided; and

**WHEREAS**, all things necessary to make the Notes, when authenticated by the Trustee and issued as in this Indenture provided, the valid, legal and binding obligations of the City, and to constitute this Indenture a valid, legal and binding pledge and assignment of the property, rights, interests and revenues herein made for the security of the payment of the principal of and interest on the Notes issued hereunder, have been done and performed, and the execution and delivery of this Indenture and the execution and issuance of the Notes, subject to the terms hereof, have in all respects been duly authorized.

**NOW THEREFORE, THIS INDENTURE WITNESSETH:**

**GRANTING CLAUSES**

That the City, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the purchase and acceptance of the Notes by the Owners thereof, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to secure the payment of the principal of and interest on the Notes according to their tenor and effect and to secure the performance and observance by the City of all the covenants, agreements and conditions herein and in the Notes contained, does hereby transfer, pledge and assign, without recourse, to the Trustee and its successors and assigns in trust forever, and does hereby grant a security interest unto the Trustee and its successors in trust and its assigns, in and to all and singular the property described in paragraphs (a) and (b) below (said property being herein referred to as the "**Trust Estate**"), to-wit:

(a) All right, title and interest of the City (including, but not limited to, the right to enforce any of the terms thereof) in, to and under all Available Revenues (as defined herein) and SLU Available Revenues (as defined herein) derived by the City under and pursuant to and subject to the provisions of the Redevelopment Agreement or otherwise; and

(b) All moneys and securities from time to time held by the Trustee under the terms of this Indenture (except payments required to be made to meet the requirements of Section 148(f) of the Code, whether or not held in the Rebate Fund) and any and all other property (real, personal or mixed) of every kind and nature from time to time hereafter, by delivery or by writing of any kind, pledged, assigned or transferred as and for additional security hereunder by the City or by anyone in its behalf or with its written consent, to the Trustee, which is hereby authorized to receive any and all such property at any and all times and to hold and apply the same subject to the terms hereof.

**TO HAVE AND TO HOLD**, all and singular, the Trust Estate with all rights and privileges hereby transferred, pledged, assigned and/or granted or agreed or intended so to be, to the Trustee and its successors and assigns in trust forever;

**IN TRUST, NEVERTHELESS**, upon the terms and conditions herein set forth for the equal and proportionate benefit, security and protection of all present and future Owners of the Notes Outstanding, without preference, priority or distinction as to participation in the lien, benefit and protection hereof of one Note over or from the others, except as herein otherwise expressly provided;

**PROVIDED, NEVERTHELESS**, and these presents are upon the express condition, that if the City or its successors or assigns pays or causes to be paid the principal of such Notes with interest, according to the provisions set forth in the Notes, or provides for the payment or redemption of such Notes by depositing or causing to be deposited with the Trustee the entire amount of funds or securities required for payment or redemption thereof when and as authorized by the provisions of **ARTICLE IX** hereof, and shall also pay or cause to be paid all other sums payable hereunder by the City, then these presents and the estate and rights hereby granted shall cease, terminate and become void; otherwise this Indenture shall be and remain in full force;

**THIS INDENTURE FURTHER WITNESSETH**, and it is hereby expressly declared, covenanted and agreed by and between the parties hereto, that all Notes issued and secured hereunder are to be issued, authenticated and delivered and that all the Trust Estate is to be held and applied under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as hereinafter expressed, and the City does hereby agree and covenant with the Trustee and with the respective Owners from time to time of the Notes, as follows:

**ARTICLE I.  
DEFINITIONS; RULES OF CONSTRUCTION**

**Section 101 Definitions of Words and Terms.** In addition to words and terms elsewhere defined herein, the following words and terms as used in this Indenture shall have the following meanings, unless some other meaning is plainly

intended:

“**Additional Notes**” means any additional Series B Notes issued by the City pursuant to **Section 208** hereof.

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

“**Approving Ordinance**” means Ordinance No. 65703 as amended by Ordinance No. 66430 and Ordinance No. \_\_\_\_\_ [Board Bill No. \_\_\_\_\_], designating the Redevelopment Area, approving the Redevelopment Plan, approving the Redevelopment Projects, adopting tax increment allocation financing within the Redevelopment Area, and establishing the Special Allocation Fund.

“**Authorized City Representative**” means the person or persons at the time designated to act on behalf of the City in matters not requiring legislative authorization relating to the Notes and this Indenture as evidenced by a written certificate furnished to the Trustee containing the specimen signature of such person or persons and signed on behalf of the City by its Mayor and its Comptroller. Such certificate may designate an alternate or alternates each of whom shall be entitled to perform all duties of the Authorized City Representative.

“**Authorized Denominations**” means \$100,000 or any integral multiple of \$1,000 in excess thereof, except as otherwise provided in **Section 201** hereof.

“**Authorized SLU Representative**” means such person at the time designated to act on behalf of SLU as evidenced by written certificate furnished to the City and the Trustee containing the specimen signature of such person and signed on behalf of SLU by its Board of Trustees. Such certificate may designate an alternate or alternates, each of whom shall be entitled to perform all duties of the Authorized SLU Representative.

“**Authorizing Ordinance**” means Ordinance No. \_\_\_\_\_ [Board Bill No. \_\_\_\_\_] affirming approval and adoption of the Redevelopment Plan, Redevelopment Projects, and designation of the Redevelopment Area and authorizing the City to enter into this Indenture and the Second Amendment to Redevelopment Agreement.

“**Available Revenues**” means all moneys on deposit from time to time (including investment earnings thereon) in (a) the PILOTS Account, and (b) the EATs Account that have been appropriated to the repayment of the Notes, excluding (i) any amount paid under protest until the protest is withdrawn or resolved against the taxpayer or (ii) any sum received by the City which is the subject of a suit or other claim communicated to the City which suit or claim challenges the collection of such sum; provided, however, that Available Revenues shall not include the SLU Available Revenues.

“**Board of Aldermen**” means the Board of Aldermen of the City.

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

“**Business Day**” means any day other than (a) a Saturday, Sunday or any other day on which banking institutions in the city in which the principal corporate trust office or payment office of the Trustee is located are required or authorized by law to close or (b) a day on which the New York Stock Exchange is closed.

“**Certificate of Substantial Completion**” means a document substantially in the form of Exhibit G to the Redevelopment Agreement issued by the Developer or any applicable Sub-Developer to the City and SLDC in accordance with the Redevelopment Agreement or applicable Parcel Development Agreement and evidencing the Developer’s or any applicable Sub-Developer’s satisfaction of all obligations and covenants to construct a particular Redevelopment Project in accordance with the Redevelopment Plan, the Redevelopment Agreement and such applicable Parcel Development Agreement.

“**Certification of Reimbursable Redevelopment Project Costs**” means a document, substantially in the form of Exhibit E to the Redevelopment Agreement, delivered by the Developer, or in the form of Exhibit E to the applicable Parcel Development Agreement, delivered by any Sub-Developer, in each case to the City in accordance with the Redevelopment Agreement or such Parcel Development Agreement, as applicable, evidencing Reimbursable Redevelopment Project Costs incurred by the Developer or such Sub-Developer.

“**City**” means the City of St. Louis, Missouri, a city and political subdivision duly organized and existing under its charter and the constitution and laws of the State.

“**Code**” means the Internal Revenue Code of 1986, as amended, and the applicable regulations, temporary regulations and proposed regulations thereunder.

“**Comptroller**” means the Comptroller of the City.

“**Debt Service Fund**” means the fund by that name created in **Section 402** hereof.

**“Debt Service Requirements”** means, (i) with respect to Series B Notes, including Additional Series B Notes issued hereunder, for any period of time for which calculated, the aggregate of the payments to be made during such period in respect of principal (whether at maturity or otherwise) and interest on such all Outstanding Series B Notes; provided that such payments are excluded from Debt Service Requirements to the extent that cash or non-callable Government Securities are on deposit in an irrevocable escrow or trust account in accordance with **Section 902** hereof and such amounts (including, where appropriate, the earnings or other increment to accrue thereon) are required to be applied to pay principal or interest and are sufficient to pay such principal or interest when due; and (ii) with respect to any Additional Series B Notes for any period of time for which calculated, the aggregate of the principal (whether at maturity or otherwise); provided, however, that the Debt Service Requirements for any Additional Series B Notes which are subject to special mandatory redemption shall be the amounts, as set forth in a certificate of the original purchaser of such Additional Series B Notes delivered to the Trustee and the City for all remaining periods ending each year on May 1 (commencing on the first May 1 occurring at least six (6) months after the proposed date of issuance of Additional Series B Notes) through and including the date of maturity thereof. **“Economic Activity Tax Revenues”** has the meaning ascribed to such term in Section 99.805(4) of the TIF Act.

**“Developer”** means Grand Center, Inc., a nonprofit corporation duly organized and existing under the laws of the State, its successors and permitted assigns.

**“Economic Activity Tax Revenues”** or **“EATs”** has the meaning ascribed to such term in Sections 99.805(4) and 99.845.3 of the TIF Act.

**“Event of Default”** means any event or occurrence as defined in **Section 701** hereof.

**“Fixed Rate”** means, as to Series B Notes, Series C Notes and Series D Notes, a fixed rate per annum equal to U.S. Bank, National Association’s cost of funds plus two and one-half percent (2.50%), determined two (2) Business Days prior to the applicable Interest Rate Change Date.

**“Government Securities”** means direct obligations of, or obligations the payment of the principal of and interest on which are unconditionally guaranteed by, the United States of America and backed by the full faith and credit thereof.

**“Grand Center TIF Revenues”** means the following, so long as any Notes are Outstanding: (1) payments in lieu of taxes (as that term is defined in Section 99.805(10) of the TIF Act) attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property located within the Redevelopment Area and any applicable penalty and interest over and above the initial equalized assessed value (as that term is used and described in Section 99.845.1 of the TIF Act) of each such unit of property, as paid to the City Treasurer by the City Collector of Revenue during the term of the Redevelopment Plan, and (2) fifty percent (50%) of the total additional revenues from taxes, penalties and interest which are imposed by the City or other taxing districts (as that term is defined in Section 99.805(16) of the TIF Act) and which are generated by economic activities within the Redevelopment Area (exclusive of the SLU Sub-Area) over the amount of such taxes generated by economic activities within the Redevelopment Area (exclusive of the SLU Sub-Area) in the calendar year ending December 31, 2001 (subject to annual appropriation by the City as provided in the TIF Act), as defined and described in Sections 99.805(4) and 99.845 of the TIF Act, but excluding therefrom personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, and taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, all as provided in Section 99.845 of the TIF Act, as amended from time to time. Notwithstanding the foregoing, Grand Center TIF Revenues shall not include the operating levy for school purposes imposed by or any sales tax imposed by the Transitional School District of the City of St. Louis. At any time when Series A Notes are no longer Outstanding, “Grand Center Revenues” shall include all of the foregoing within the Redevelopment Area including the SLU Sub-Area.

**“Immediate Notice”** means notice given no later than the close of business on the date required by the provisions of this Indenture by telephone, telex, telecopier or other telecommunication device to such phone numbers or addresses as are specified in **Section 1102** hereof or such other phone number or address as the addressee shall have directed in writing, promptly followed by written notice by first-class mail postage prepaid to such addressees.

**“Interest Payment Date”** means any date on which the principal of or interest on any Notes is payable.

**“Interest Rate”** means (a) as to the Series A Notes, a fixed rate per annum, determined on the date of issuance of such Notes, U.S. Bank, National Association’s cost of funds, plus two and one-half percent (2.50%); and (b) as to Series B Notes, Subordinate Series C Notes and Subordinate Series D Notes, the Variable Rate, which shall apply until the Interest Rate Change Date, and thereafter the Fixed Rate; provided, in no event shall the interest rate on any Note exceed ten percent (10%) per annum.

**“Interest Rate Change Date”** means the first day of the month next succeeding the expiration of eighteen (18) months following the date of issuance of any Series B Notes, Subordinate Series C Notes or Subordinate Series D Notes.

**“Investment Securities”** means any of the following securities purchased in accordance with **Section 502** hereof, if and to the extent the same are at the time legal for investment of the funds being invested:

- (a) Government Securities;
- (b) bonds, notes or other obligations of the State, or any political subdivision of the State, that at the time

of their purchase are rated in either of the two highest rating categories by a nationally recognized rating service;

(c) repurchase agreements with any bank, bank holding company, savings and loan association, trust company, or other financial institution organized under the laws of the United States or any state, that are continuously and fully secured by any one or more of the securities described in clause (a) or (b) above and have a market value, exclusive of accrued interest, at all times at least equal to the principal amount of such repurchase agreement and are held in a custodial or trust account for the benefit of the City;

(d) obligations of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Financing Bank, the Federal Intermediate Credit Corporation, Federal Banks for Cooperatives, Federal Land Banks, Federal Home Loan Banks, Farmers Home Administration and Federal Home Loan Mortgage Corporation;

(e) certificates of deposit or time deposits, whether negotiable or nonnegotiable, issued by any bank or trust company organized under the laws of the United States or any state, provided that such certificates of deposit or time deposits shall be either (1) continuously and fully insured by the Federal Deposit Insurance Corporation, or (2) continuously and fully secured by such securities as are described above in clauses (a) through (c) above, inclusive, which shall have a market value, exclusive of accrued interest, at all times at least equal to the principal amount of such certificates of deposit or time deposits; and

(f) any other securities or investments that are lawful for the investment of moneys held in such funds or accounts under the laws of the State.

**“Issuance Costs”** means all costs reasonably incurred by the City in furtherance of the issuance of the Notes including but not limited to the fees and expenses of financial advisors and consultants, the City’s attorneys (including Bond Counsel), the City’s administrative fees and expenses (including planning consultants), underwriters’ discounts and fees, the costs of preparing any Notes and any official statements relating thereto, the costs of credit enhancement, if any, capitalized interest, debt service reserves and the fees of any rating agency rating any Notes.

**“Lender”** means U.S. Bank, National Association, or other commercial bank, savings bank, savings and loan association, credit union or financial institution that has loaned funds to the Developer in connection with the Redevelopment Project.

**“LIBOR”** means the rate of interest equal to the rate per annum equal to the British Bankers Association LIBOR Rate (**“BBA LIBOR”**) with a term of one (1) month, as published by Reuters (or other commercially available source providing quotations of BBA LIBOR as selected by the holder of the applicable Notes) as determined for each Interest Rate Change Date at approximately 11:00 a.m. London time two (2) Business Days prior to the Interest Rate Change Date, for United States Dollar deposits. If such rate is not available at such time for any reason, then the rate for that interest period will be determined by such alternate method as reasonably selected by the holder of the applicable Notes.

**“Majority Owner”** means, at any point in time, the person or entity owning more than fifty percent (50%) of the aggregate principal amount of such Outstanding Notes with the initial Majority Owner of the Series A Notes being U.S. Bancorp Community Development Corporation.

**“Minimum City Fee”** means an annual amount of Twenty-Five Thousand Dollars and no/100 (\$25,000.00); provided that (i) the total amount of City Minimum Fee payable annually from the SLU Account of the Revenue Fund shall be that percentage as the Outstanding principal amount of Series A Notes bear to the aggregate Outstanding principal amount of Series B Notes, Subordinate Series C Notes and Subordinate Series D Notes, and (ii) the total amount of City Minimum Fee payable annually from the Grand Center Account of the Revenue Fund shall be that percentage as the aggregate Outstanding principal amount of Series B Notes, Subordinate Series C Notes and Subordinate Series D Notes bear to the Outstanding principal amount of Series A Notes.

**“Note Ordinance”** means Ordinance No. \_\_\_\_\_ [Board Bill No. \_\_\_\_\_] adopted by the Board of Aldermen authorizing the Notes and all related proceedings.

**“Notes”** means the Series A Notes, Series B Notes, Subordinate Series C Notes, and Subordinate Series D Notes issued by the City pursuant to and subject to this Indenture.

**“Opinion of Counsel”** means a written opinion of an attorney or firm of attorneys addressed to the Trustee, for the benefit of the Owners of the Notes, who may (except as otherwise expressly provided in this Indenture) be counsel to the City, the Developer, the Owners of the Notes or the Trustee, and who is acceptable to the Trustee.

**“Original Note Ordinance”** shall have the meaning set forth in the recitals hereof.

**“Outstanding”** means, when used with reference to the Notes, as of a particular date, all Notes theretofore authenticated and delivered under this Indenture except:

- (a) Notes theretofore cancelled by the Trustee or delivered to the Trustee for cancellation;
- (b) Notes which are deemed to have been paid in accordance with **Section 902** hereof;

(c) Notes alleged to have been mutilated, destroyed, lost or stolen which have been paid as provided in **Section 206** hereof; and

(d) Notes in exchange for or in lieu of which other Notes have been authenticated and delivered pursuant to this Indenture.

“**Owner**” or “**Noteowner**” means the Person in whose name any Note is registered on the Register.

“**Parcel Development Agreement**” means an agreement or agreements entered into by the Developer with any Sub-Developer, which agreement or agreements provide for the development of one or more of the Redevelopment Projects and are substantially in the form of Exhibit I to the Redevelopment Agreement, and including without limitation the SLU Parcel Development Agreement.

“**Paying Agent**” means the Trustee and any other bank or trust institution organized under the laws of any state of the United States of America or any national banking association designated by this Indenture as paying agent for the Notes at which the principal of and interest on such Notes shall be payable.

“**Payments in Lieu of Taxes**” has the meaning ascribed to such term in Section 99.805(10) of the TIF Act.

“**Person**” means any natural person, firm, partnership, association, corporation or public body.

“**Phase I Redevelopment Projects**” has the meaning given that term in the Redevelopment Agreement.

“**Phase II Redevelopment Projects**” has the meaning given that term in the Redevelopment Agreement.

“**Pledged Revenues**” means (i) as to the Series A Notes, all moneys held in the SLU Account of the EATs Account of the Revenue Fund and the SLU Account of the Debt Service Fund under this Indenture, together with investment earnings thereon, (ii) as to the Series B Notes, the Reserve Fund, and (iii) as to the Series B Notes, Subordinate Series C Notes and Subordinate Series D Notes so long as any Series A Notes are outstanding, all moneys held in the Grand Center Account of the Revenue Fund and the Grand Center Account of the Debt Service Fund under this Indenture, together with investment earnings thereon. At such time as no Series A Notes are Outstanding, “**Pledged Revenues**” shall mean all moneys held in the Revenue Fund and the Debt Service Fund under this Indenture, together with investment earnings thereon.

“**Project Fund**” means the fund by that name created in **Section 402** hereof.

“**Projected Debt Service Coverage Ratio**” means, for any future period with respect to any Redevelopment Project, the ratio determined by dividing (a) a numerator equal to the projected EATs and PILOTs reasonably expected to be generated by such Redevelopment Project for such period, by (b) a denominator equal to the Debt Service Requirements for the Series B Notes expected to be Outstanding during such period, including the Additional Series B Notes to be issued.

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

“**Record Date**” for the interest payable on any Interest Payment Date means the first calendar day, whether or not a Business Day, of the month containing such Interest Payment Date.

“**Redevelopment Agreement**” means that certain Redevelopment Agreement dated April 24, 2003, as amended by that certain First Amendment to Redevelopment Agreement dated as of \_\_\_\_\_, 2005, and the Second Amendment to Redevelopment Agreement, and as the same may be further modified, amended or supplemented from time to time.

“**Redevelopment Area**” means the real property described in **Exhibit A**, attached hereto and incorporated herein by reference.

“**Redevelopment Plan**” means the plan titled “Tax Increment Blighting Analysis and Redevelopment Plan” dated August 2, 2002, as amended, approved by the City pursuant to the Approving Ordinance, as such plan may from time to time be amended in accordance with the TIF Act.

“**Redevelopment Project Costs**” shall have the meaning ascribed to such term in Section 99.805(14) of the TIF Act.

“**Redevelopment Projects**” means the series of Redevelopment Projects described in the Redevelopment Plan, the Redevelopment Proposal, the Redevelopment Agreement and any applicable Parcel Development Agreement providing for the following various types of development: (a) District Theaters, Museums and Arena Redevelopment Projects; (b) District Parking Redevelopment Projects; (c) District Green Space and Public Improvement Redevelopment Projects; (d) District Education and Housing Redevelopment Projects; (e) District Historic Rehabilitation Redevelopment Projects; and (f) District Retail and Mixed Use Redevelopment Projects.

“**Redevelopment Proposal**” means the TIF Application on file with the City and incorporated herein by reference dated June 28, 2002 as submitted by the Developer to the City.

“**Register**” means the registration books of the City kept by the Trustee to evidence the registration, transfer and exchange of Notes.

“**Registrar**” means the Trustee when acting as such under this Indenture.

“**Reimbursable Redevelopment Project Costs**” means those Redevelopment Project Costs as described in Exhibit E to the Redevelopment Agreement or any Parcel Development Agreement, for which the Developer or any Sub-Developer is eligible for reimbursement in accordance with the Redevelopment Agreement or the applicable Parcel Development Agreement.

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

“**Reserve Fund**” means the fund by that name created in **Section 402** hereof.

“**Reserve Requirement**” means, at any point in time, an amount equal to the interest expected to become due on Outstanding Series B Notes during the succeeding twelve (12) months.

“**Revenue Fund**” means the fund by that name created in **Section 402** hereof.

“**Second Amendment to Redevelopment Agreement**” means the Second Amendment to Redevelopment Agreement dated April \_\_\_, 2006, between the City and the Developer.

“**Series 2006 Notes**” means, collectively, the Series A Notes, Series B Notes, Series C Notes and Series D Notes.

“**Series A Notes**” means one or more Notes designated as such and issued by the City pursuant to the Redevelopment Agreement and this Indenture to reimburse the Developer or SLU for Reimbursable Redevelopment Project Costs incurred in connection with Phase I Redevelopment Projects, including without limitation the construction of the SLU Arena.

“**Series A Tax Compliance Agreement**” means any Tax Compliance Agreement entered into by the City and the Trustee with respect to the issuance of the Series A Notes or Additional Series A Notes, the interest of which is exempt from federal income tax.

“**Series B Notes**” means one or more Notes designated as such and issued by the City pursuant to the Redevelopment Agreement and this Indenture to reimburse the Developer or any Sub-Developer for Reimbursable Redevelopment Project Costs incurred in the Phase I Redevelopment Projects.

“**Series B Tax Compliance Agreement**” means any Tax Compliance Agreement entered into by the City and the Trustee with respect to the issuance of the Series B Notes or Additional Series B Notes, the interest on which is exempt from federal income taxes.

“**Series C Tax Compliance Agreement**” means any Tax Compliance Agreement entered into by the City and the Trustee with respect to the issuance of Subordinate Series C Notes, the interest on which is excluded from federal income tax.

“**Series D Tax Compliance Agreement**” means any Tax Compliance Agreement entered into by the City and the Trustee with respect to the issuance of Subordinate Series D Notes, the interest on which is excluded from federal income taxes.

“**SLU**” means Saint Louis University, a nonprofit corporation organized and existing under the laws of the State.

“**SLDC**” means the St. Louis Development Corporation, a nonprofit corporation organized and existing under the laws of the State of Missouri, and its successors and assigns.

“**SLU Arena**” has the meaning given that term in the Redevelopment Agreement and the Redevelopment Plan.

“**SLU Available Revenues**” means all SLU Economic Activity Tax Revenues on deposit from time to time (including investment earnings thereon) in SLU Sub-Account of the EATs Account of the Special Allocation Fund that have been appropriated to the repayment of the Notes, excluding (i) any amount paid under protest until the protest is withdrawn or resolved against the taxpayer or (ii) any sum received by the City which is the subject of a suit or other claim communicated to the City which suit or claim challenges the collection of such sum.

“**SLU Economic Activity Tax Revenues**” means all of the following, solely with respect to the SLU Sub-Area: fifty percent (50%) of the total additional revenues from taxes, penalties and interest which are imposed by the City or other taxing districts (as that term is defined in Section 99.805(16) of the TIF Act) and which are generated by economic activities within the SLU Sub-Area over the amount of such taxes generated by economic activities within the SLU Sub-Area in the calendar year ending December 31, 2001 (subject to annual appropriation by the City), as defined and described in Sections 99.805(4) and 99.845 of the TIF Act, but excluding therefrom personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, and taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, all as provided in Section 99.845 of the TIF Act, as amended from time to time. Notwithstanding the foregoing, SLU

Economic Activity Tax Revenues shall not include the operating levy for school purposes imposed by or any sales tax imposed by the Transitional School District of the City of St. Louis.

“**SLU Parcel Development Agreement**” means the Parcel Development Agreement, approved by the City’s Board of Estimate and Apportionment, to be entered into between the Developer and SLU, as the same may be modified, amended or supplemented from time to time.

“**SLU Sub-Area**” means all property now or hereafter owned by SLU and comprising a part of the SLU campus, including without limitation the SLU Arena, and located within the Redevelopment Area.

“**Special Allocation Fund**” means the Grand Center Special Allocation Fund, created by the Approving Ordinance in accordance with the TIF Act, and including the accounts and sub-accounts for the Redevelopment Projects established under **Section 401** hereof into which TIF Revenues are from time to time deposited in accordance with the TIF Act, the Note Ordinance and the Redevelopment Agreement.

“**State**” means the State of Missouri.

“**Sub-Developer**” means any party designated by the Developer under the Redevelopment Agreement to develop certain of the Redevelopment Projects pursuant to the terms of a Parcel Development Agreement between such Sub-Developer and the Developer.

“**Subordinate Series C Notes**” means one or more Notes designated as such and issued by the City pursuant to the Redevelopment Agreement and this Indenture to reimburse the Developer or any applicable Sub-Developer for Reimbursable Redevelopment Project Costs incurred in the Phase I Redevelopment Projects, and which Subordinate Series C Notes are junior and subordinate to the Series A Notes and Series B Notes as provided herein.

“**Subordinate Series D Notes**” means one or more Notes designated as such and issued by the City pursuant to the Redevelopment Agreement and this Indenture to reimburse the Developer or any applicable Sub-Developer for Reimbursable Redevelopment Project Costs incurred in the Phase I Redevelopment Projects, and which Subordinate Series D Notes are junior and subordinate to the Series A Notes, Series B Notes and Subordinate Series C Notes as provided herein.

“**Supplemental Indenture**” means any indenture supplemental or amendatory to this Indenture entered into by the City and the Trustee pursuant to **ARTICLE X** hereof.

“**Tax-Exempt Notes**” means any Notes issued pursuant to this Indenture which, in the opinion of Bond Counsel, are exempt from federal income taxation.

“**Taxable Notes**” means any Notes issued pursuant to this Indenture which in the opinion of Bond Counsel are not exempt from federal income taxation.

“**TIF Act**” means the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, inclusive, of the Revised Statutes of Missouri, as amended.

“**Trust Estate**” means the Trust Estate described in the granting clauses of this Indenture.

“**Trustee**” means UMB Bank, N.A., St. Louis, Missouri, and its successor or successors and any other association or corporation which at any time may be substituted in its place pursuant to and at the time serving as trustee under this Indenture.

“**Variable Rate**” means as to Series B Notes, Series C Notes and Series D Notes, a variable rate of interest per annum, calculated on the date of issuance of such Notes, which is equal to one-month LIBOR plus two and one-half percent (2.50%).

“**Work**” shall have the meanings set forth in the Redevelopment Agreement and/or any applicable Parcel Development Agreement.

**Section 102 Rules of Construction.** For all purposes of this Indenture, except as otherwise expressly provided or unless the context otherwise requires:

- (a) Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders.
- (b) Words importing the singular number shall include the plural and vice versa and words importing person shall include firms, associations and corporations, including public bodies, as well as natural persons.
- (c) The table of contents hereto and the headings and captions herein are not a part of this document.
- (d) Terms used in an accounting context and not otherwise defined shall have the meaning ascribed to them by generally accepted principles of accounting.

**ARTICLE II.  
THE NOTES****Section 201 Authorization, Issuance and Terms of Notes.**

(a) **Authorized Amount of Notes.** No Notes may be issued under the provisions of this Indenture except in accordance with this Article. The total aggregate principal amount of Series A Notes that may be issued hereunder is expressly limited to \$8,000,000. The total aggregate principal amount of Series B Notes that may be issued hereunder is expressly limited to \$17,140,000 (plus any increase allowed pursuant to **Section 208** hereof). The total aggregate principal amount of Subordinate Series C Notes that may be issued hereunder is expressly limited to \$11,850,000. The total aggregate principal amount of Subordinate Series D Notes that may be issued hereunder is expressly limited to \$4,880,000.

(b) **Title of Notes.** The Series A Notes authorized to be issued under this Indenture shall be designated "Tax-Exempt Tax Increment Revenue Notes, Series A (Grand Center/SLU Redevelopment Project)." The Series B Notes authorized to be issued under this Indenture shall be designated "[Taxable][Tax-Exempt] Tax Increment Revenue Notes, Series B (Grand Center Redevelopment Project)." The Subordinate Series C Notes authorized to be issued under this Indenture shall be designated "Subordinate Tax Increment Revenue Notes, Series C (Grand Center Redevelopment Project)" and the Subordinate Series D Notes authorized to be issued under this Indenture shall be designated "Subordinate Tax Increment Revenue Notes, Series D (Grand Center Redevelopment Project)." The Notes may have such further appropriate particular designation added to or incorporated in such title for the Notes of any particular series as the City may determine.

(c) **Form of Notes.** The Series A Notes and Series B Notes shall be substantially in the form set forth in **Exhibit B** attached hereto, and the Subordinate Series C Notes and Subordinate Series D Notes shall be substantially in the form set forth in **Exhibit B-1** attached hereto, with such appropriate variations, omissions and insertions as are permitted or required by this Indenture, and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any usage or requirement of law with respect thereto.

(d) **Denominations.** The Notes shall be issuable as fully registered Notes in the Authorized Denomination of \$100,000 or any integral multiple of \$1,000 in excess thereof, except with respect to any final Certification of Reimbursable Redevelopment Project Costs for a particular Redevelopment Project, which may be issued in the denomination of \$1,000 or any integral multiple thereof.

(e) **Numbering.** Unless the City shall otherwise direct, each series of Notes shall be numbered from R 1 upward.

(f) **Dating.** The Notes shall be dated as of the date of registration thereof, as evidenced by the Trustee's signature on **Schedule A** to each Note.

(g) **Method and Place of Payment.** The principal of and interest on the Notes shall be payable in any coin or currency of the United States of America which, at the respective dates of payment thereof, is legal tender for the payment of debts due the United States of America. The principal shall be payable at the payment office of the Trustee. Payment of interest on any Note shall be made (i) by check or draft of the Trustee mailed to the person in whose name such Note is registered on the Note Register as of the commencement of business of the Trustee on the Record Date for such Interest Payment Date, or (ii) in the case of an interest payment to any Owner of \$500,000 or more in aggregate principal amount of Notes, by electronic transfer to such Owner upon written notice to the Trustee from such Owner containing the electronic transfer instructions including the bank (which shall be in the continental United States), ABA routing number and account number to which such Owner wishes to have such transfer directed. Except as otherwise provided in subsection (h) below with respect to Notes held by the Trustee, no principal on the Notes is payable unless the Owner thereof has surrendered such Note at the principal corporate trust office of the Trustee or such other office as the Trustee may designate.

(h) **Evidence of Principal Payments.** The payment of principal of any Note on any Interest Payment Date shall be noted on such Note on **Schedule A** thereto. Each Note and the original **Schedule A** thereto shall be held by the Trustee in trust, unless otherwise directed in writing by the Owner of such Note. If a Note is held by the Trustee, the Trustee shall, on any Interest Payment Date upon which a payment of interest is made, send a revised copy of **Schedule A** via facsimile to the Owner of such Note. Absent manifest error, the amounts shown on the **Schedule A** of each Note held by the Trustee shall be conclusive evidence of the principal amount paid on such Note.

**Section 202 Nature of Obligations.**

(a) The Notes and the interest thereon shall be special, limited obligations of the City payable solely from the applicable Pledged Revenues and other moneys pledged thereto and held by the Trustee as provided herein, and are secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate to the Trustee and in favor of the Owners of the Notes, as provided in this Indenture.

(b) The Notes and the interest thereon do not constitute a debt of the City, the State or any political subdivision thereof, and do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

(c) Except as otherwise provided in **Section 705** hereof, no recourse shall be had for the payment of the principal of or interest on, any of the Notes or for any claim based thereon or upon any obligation, covenant or agreement in this Indenture

contained, against any past, present or future member of the Board of Aldermen or any trustee, officer, official, employee or agent of the City, as such, either directly or through the City or any successor to the City, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such member of the City, trustee, officer, official, employee or agent as such is hereby expressly waived and released as a condition of and in consideration for the execution of this Indenture and the issuance of any of the Notes.

#### **Section 203 Execution, Authentication and Delivery of Notes.**

(a) The Notes shall be executed on behalf of the City by the manual or facsimile signature of the Mayor and the Comptroller, attested by the manual or facsimile signature of the City Register, and shall have the official seal of the City affixed thereto or imprinted thereon. If any officer whose signature appears on any Notes ceases to be such officer before the delivery of such Notes, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such person had remained in office until delivery. Any Note may be signed by such persons as at the actual time of the execution of such Note are the proper officers to sign such Note although at the date of such Note such persons may not have been such officers.

(b) The Notes shall have endorsed thereon a Certificate of Authentication substantially in the form set forth in **Exhibit B** and **Exhibit B-1** hereto, as applicable, which shall be manually executed by the Trustee. No Note shall be entitled to any security or benefit under this Indenture or shall be valid or obligatory for any purpose unless and until such Certificate of Authentication has been duly executed by the Trustee. Such executed Certificate of Authentication upon any Note shall be conclusive evidence that such Note has been duly authenticated and delivered under this Indenture. The Certificate of Authentication on any Note shall be deemed to have been duly executed if signed by any authorized officer or employee of the Trustee, but it shall not be necessary that the same officer or employee sign the Certificate of Authentication on all of the Notes that may be issued hereunder at any one time.

(c) A separate Note shall be issued for each Redevelopment Project. Upon the submission to the Trustee by the City of a Certification of Reimbursable Redevelopment Project Costs for a particular Redevelopment Project in the manner (and subject to the limitations) set forth in Section 5 of the Redevelopment Agreement or the applicable provisions of any applicable Parcel Development Agreement, the Trustee shall (1) endorse the applicable Note or Notes on **Schedule A** thereto to evidence an increase in the aggregate principal amount equal to such Certification of Reimbursable Redevelopment Project Costs, and (2) send a revised copy of **Schedule A** via facsimile to the Owner of such Note or Notes and the City.

#### **Section 204 Registration, Transfer Assignment and Exchange of Notes.**

(a) The Trustee is hereby appointed Registrar and as such shall keep a Register for the registration and for the transfer of Notes as provided in this Indenture. Each Note when issued shall be registered in the name of the Owner thereof on the Register.

(b) The Notes (and beneficial interests therein) are transferable or assignable only to an Approved Investor and only upon the execution by the proposed transferee or assignee of a letter in substantially the form attached as **Exhibit C** hereto. The City hereby acknowledges and consents to a pledge of Notes by the Developer to its Lender as security for the obligations of Developer to Lender, provided that Lender executes and delivers a letter in substantially the form of **Exhibit C** hereto. Subject to the limitations of the preceding sentence, any Note may be transferred only upon the Register upon surrender thereof to the Trustee duly endorsed for transfer or accompanied by an assignment duly executed by the Owner or its attorney or legal representative in such form as shall be satisfactory to the Trustee. Upon any such transfer, the City shall execute and the Trustee shall authenticate and deliver in exchange for such Note a new fully registered Note or Notes, registered in the name of the transferee, of any denomination or denominations authorized by this Indenture.

(c) Any Note, upon surrender thereof at the payment office of the Trustee, together with an assignment duly executed by the Owner or his attorney or legal representative in such form as shall be satisfactory to the Trustee, may, at the option of the Owner thereof, be exchanged for Notes of the same series and maturity, of any denomination or denominations authorized by this Indenture, bearing interest at the same rate, and registered in the name of the Owner.

(d) In all cases in which Notes are exchanged or transferred hereunder, the City shall execute and the Trustee shall authenticate and deliver at the earliest practicable time Notes in accordance with the provisions of this Indenture. All Notes surrendered in any such exchange or transfer shall forthwith be cancelled by the Trustee.

(e) The City or the Trustee may make a charge against each Owner requesting a transfer or exchange of Notes for every such transfer or exchange of Notes sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such transfer or exchange, the cost of preparing, if any, each new Note issued upon any transfer or exchange and the reasonable expenses of the City and the Trustee in connection therewith, and such charge shall be paid before any such new Note shall be delivered. The City or the Trustee may levy a charge against an Owner sufficient to reimburse it for any governmental charge required to be paid in the event the Owner fails to provide a correct taxpayer identification number to the Trustee. Such charge may be deducted from an interest payment due to such Owner.

(f) At reasonable times and under reasonable regulations established by the Trustee, the Register may be inspected and copied by the Developer, the City or the Owners (or a designated representative thereof) of 10% or more in principal amount of Notes then Outstanding, such ownership and the authority of any such designated representative to be evidenced to the satisfaction of the Trustee.

(g) The person in whose name any Note is registered on the Register shall be deemed and regarded as the absolute Owner of such Note for all purposes, and payment of or on account of the principal of and interest on any such Note shall be made only to or upon the order of the Owner thereof or its legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note, including the interest thereon, to the extent of the sum or sums so paid.

**Section 205 Description of Notes.**

(a) ***Tax-Exempt and Taxable Series.***

There may be issued and secured by this Indenture one or more series of Series A Notes in an aggregate principal amount of not to exceed \$8,000,000. The interest on Series A Notes may be either includable in, or excludable from, gross income of the owners thereof for purposes of federal income taxation depending on the opinion of Bond Counsel rendered in connection therewith and shall be issued for Reimbursable Redevelopment Project Costs incurred by the Developer or any applicable Sub-Developer. Series A Notes may be issued only upon delivery to the Trustee of written evidence from the City that it has accepted a Certificate of Substantial Completion with respect to the SLU Arena, and upon delivery of those items specified in **Section 205(e)** hereof.

There may be issued by the City to the Developer and secured by this Indenture one series or more of Series B Notes in an aggregate principal amount of not to exceed \$17,140,000 (plus any increase pursuant to **Section 208** hereof). The total principal amount of Series B Notes issued hereunder shall be reduced by the amount on deposit in the SLU Revenue Account on the date of issuance, and such moneys on deposit shall be applied to pay Reimbursable Project Costs for the SLU Arena as provided for in the SLU Parcel Development Agreement. The interest on such series of Series B Notes shall be either includable in, or excludable from, gross income of the owners thereof for purposes of federal income taxation, depending on the opinion of Bond Counsel rendered in connection therewith and shall be issued for Reimbursable Redevelopment Project Costs incurred by the Developer or any applicable Sub-Developer and those costs not reimbursed by the Series A Notes.

There may be issued and secured by this Indenture one or more series of Subordinate Series C Notes in an aggregate principal amount of not to exceed \$11,850,000. The interest on Subordinate Series C Notes may be either includable in, or excludable from, gross income of the owners thereof for purposes of federal income taxation depending on the opinion of Bond Counsel rendered in connection therewith and shall be issued for Reimbursable Redevelopment Project Costs incurred by the Developer or any applicable Sub-Developer.

There may be issued and secured by this Indenture one or more series of Subordinate Series D Notes in an aggregate principal amount of not to exceed \$4,880,000. The interest on Subordinate Series D Notes may be either includable in, or excludable from gross income, of the owners thereof for purposes of federal income taxation depending on the opinion of Bond Counsel rendered in connection therewith and shall be issued for Reimbursable Redevelopment Project Costs incurred by the Developer or any applicable Sub-Developer..

(b) The Notes shall mature (subject to redemption and payment prior to maturity as provided in **ARTICLE III** hereof), on the date that is twenty three (23) years after the date of adoption of the Approving Ordinance, and shall bear interest (computed on the basis of a 360 day year of twelve 30 day months) at the applicable Interest Rate. The Notes shall bear interest from their registration date or from the most recent Interest Payment Date to which interest has been paid or duly provided for. Interest shall be payable commencing on the first day of May or November following issuance of the Notes, and on each May 1 and November 1 thereafter until the Notes are paid in full.

(c) The Trustee is hereby designated as the Paying Agent for the payment of the principal of and interest on the Notes.

(d) The Notes shall be executed substantially in the form and manner set forth in **Exhibit B** hereto with respect to Series A Notes and Series B Notes, and as set forth in **Exhibit B-1** with respect to Subordinate Series C Notes and Subordinate Series D Notes, with such changes thereto as necessary to conform to the terms and provisions of this Indenture and in each case shall be delivered to the Trustee for authentication.

(e) Prior to or simultaneously with the authentication and delivery of any series of Notes by the Trustee, there shall be filed with the Trustee the following:

(1) A copy of the Note Ordinance, certified by the City Clerk of the City, approving the issuance of the Notes and authorizing the execution of this Indenture.

(2) An original executed counterpart of this Indenture.

(3) With respect to any issuance of Series A Notes, an original executed counterpart of the SLU Parcel Development Agreement and evidence of the City's acceptance of a Certificate of Substantial Completion from either the Developer or a Sub-Developer regarding the SLU Arena.

(4) With respect to any issuance of Series B Notes, Series C Notes or Series D Notes, an original executed counterpart of any applicable Parcel Development Agreement and evidence of the City's acceptance of a Certificate of

Substantial Completion with respect to the particular Redevelopment Project.

- (5) A copy of the Redevelopment Agreement, certified by the City Clerk.
- (6) Payment of Issuance Costs as provided in Section 2H(iv) of the Redevelopment Agreement.
- (7) An opinion of Bond Counsel to the effect that the Notes constitute valid and legally binding obligations of the City and that the interest on any Tax-Exempt Notes is excludable from gross income of the owners thereof for federal income tax purposes.
- (8) A copy of the Redevelopment Plan, certified by the City Clerk of the City.
- (9) Such other certificates, statements, receipts and documents required by any of the foregoing documents or as the Trustee shall reasonably require for the delivery of the Notes.

(f) When the documents mentioned in paragraph (e) of this Section shall have been filed with the Trustee, and upon payment to the Trustee of the purchase price (which payment shall be deemed to have occurred under the circumstances described in **Section 405** hereof), a Note or Notes shall be issued in an amount equal to such payment and, pursuant to **Section 201(h)** hereof, shall be held by the Trustee in trust unless directed otherwise by the Owner thereof.

**Notwithstanding the foregoing, no Notes shall be issued until such time as the requirements of Section 7D of the Redevelopment Agreement have been satisfied.**

(g) **Subordinate Series of Notes.** The Subordinate Series C Notes and Subordinate Series D Notes, if and when issued, shall be in all respects junior and subordinate to the Series A Notes and the Series B Notes. No payment of principal or interest on the Subordinate Series C Notes shall be made unless and until the Series B Notes have been paid in full or provision for their payment pursuant to **Section 902** hereof has been made. No payment of principal or interest on the Subordinate Series D Notes shall be made unless and until the Series B Notes and Subordinate Series C Notes have been paid in full or provision for their payment pursuant to **Section 902** hereof has been made.

Notwithstanding anything in this Indenture to the contrary, and notwithstanding the existence of any Event of Default hereunder, prior to the acceleration of Series B Notes hereunder, Owners of Subordinate Series C Notes and Subordinate Series D Notes shall not take or threaten to take any of the following actions while Series B Notes are Outstanding: (i) the commencement of foreclosure proceedings against the Trust Estate; (ii) the acceleration of any Subordinate Series C Notes or Subordinate Series D Notes; or (iii) the commencement of any suit, action or proceeding to enforce or collect payment on money due with respect to any Subordinate Series C Notes or Subordinate Series D Notes.

Each Subordinate Series C Note Subordinate Series D Note shall be issued in accordance with the provisions of this Indenture and shall bear a legend as follows: **“THIS NOTE IS SUBJECT TO THE SUBORDINATION PROVISIONS OF THE INDENTURE AND ALL RENEWALS, MODIFICATIONS, AMENDMENTS, CONSOLIDATIONS, REPLACEMENTS AND/OR EXTENSIONS THEREOF.”**

**Section 206 Mutilated, Lost, Stolen or Destroyed Notes.** If any Note becomes mutilated or is lost, stolen or destroyed, the City shall execute and the Trustee shall authenticate and deliver a new Note of like date and tenor as the Note mutilated, lost, stolen or destroyed; provided that, in the case of any mutilated Note, such mutilated Note shall first be surrendered to the Trustee. In the case of any lost, stolen or destroyed Note, there shall be first furnished to the Trustee evidence of such loss, theft or destruction satisfactory to the Trustee, together with indemnity to the City and the Trustee satisfactory to the Trustee. If any such Note has matured or been called for redemption, instead of issuing a substitute Note the City may pay or authorize the payment of the same without surrender thereof. Upon the issuance of any substitute Note, the City and the Trustee may require the payment of an amount by the Owner sufficient to reimburse the City and the Trustee for any tax or other governmental charge that may be imposed in relation thereto and any other reasonable fees and expenses incurred in connection therewith.

**Section 207 Cancellation and Destruction of Notes Upon Payment.** All Notes which have been paid or redeemed or which the Trustee has purchased or which have otherwise been surrendered to the Trustee under this Indenture, either at or before maturity, shall be immediately cancelled and periodically destroyed by the Trustee upon the payment, redemption or purchase of such Notes and the surrender thereof to the Trustee. The Trustee shall execute a certificate in triplicate describing the Notes so cancelled and destroyed, and shall file executed counterparts of such certificate with the City.

**Section 208 Additional Notes**

(a) **Additional Series B Notes.** Additional Series B Notes in an aggregate amount of up to Four Million Five Hundred Thousand Dollars (\$4,500,000) (**“Additional Series B Notes”**) may be issued under this Indenture. If issued, any such Additional Series B Notes will be equally and ratably secured by this Indenture on a parity with Outstanding Series B Notes and any other Additional Series B Notes issued from time to time, upon compliance with the conditions set forth in this Section for any purpose authorized under the TIF Act. Such Additional Series B Notes must have the same Interest Payment Dates and the same dates for payment of principal as Outstanding Series B Notes. No Additional Series B Notes shall be issued until the items listed in **Section 208(c)** are delivered, plus the following items must be delivered to the Trustee:

- (1) A certificate of a planning consultant acceptable to the City and the proposed purchaser of such Additional Series B Notes setting forth the Projected Debt Service Coverage Ratio for the Phase I Redevelopment Project to be financed with such Additional Series B Notes.
  - (2) Evidence of the approval of the City's Board of Estimate and Apportionment regarding both the Projected Debt Service Coverage Ratio and the proposed purchaser's commitment to purchase such Additional Series B Notes.
- (b) Such Additional Series B Notes shall have the same general title as the Notes, except for an identifying series letter or date, and shall be dated, shall mature no later than \_\_\_\_\_, 2018, and shall be redeemable at such times and prices relating to Series B Notes under the provisions of **ARTICLE III** hereof.
- (c) Such Additional Series B Notes shall be executed in the manner set forth in Section 203 hereof and shall be deposited with the Trustee for authentication, but prior to or simultaneously with the authentication and delivery of such Additional Series B Notes by the Trustee, and as a condition precedent thereto, there shall be filed with the Trustee the following:
- (1) An opinion of Bond Counsel in form and substance satisfactory to the Trustee to the effect that the Additional Series B Notes constitute valid and legally binding obligations of the City, that the interest on Additional Series B Notes is excludable from gross income of the Owners thereof for federal income tax purposes, and that the issuance of such Additional Series B Notes will not result in the interest on any Tax-Exempt Notes of such series then Outstanding to become subject to federal income taxes then in effect.
  - (2) An opinion of Bond Counsel in form and substance satisfactory to the Trustee to the effect that the Additional Series B Notes are exempt from registration under the Securities Act of 1933, as amended.
  - (3) A request and authorization to the Trustee on behalf of the City, executed by an Authorized City Representative, to authenticate the Additional Series B Notes to or upon the order of the purchaser upon payment, for the account of the City, of the purchase price therefor. The Trustee shall be entitled to rely conclusively upon such request and authorization as to the name of the purchaser and the amount of the purchase price.
  - (4) A certificate of the City (i) stating that no Event of Default under this Indenture or the Redevelopment Agreement has occurred and is continuing, which, with the giving of notice or the passage of time or both, would constitute an Event of Default, and (ii) stating the purpose or purposes for which such Additional Series B Notes are being issued.
  - (5) Such other certificates, statements, opinions, receipts and documents as the City or the Trustee shall reasonably require for delivery of the Additional Series B Notes.

### **ARTICLE III. REDEMPTION OF NOTES**

**Section 301 Redemption of Generally.** The Notes shall be subject to redemption prior to maturity in accordance with the terms and provisions set forth in this Article.

**Section 302 Redemption of Notes.**

(a) **Mandatory Redemption.** The Series A Notes are subject to mandatory sinking fund redemption by the City, on each May 1 occurring after the acceptance by the City of a Certificate of Substantial Completion for the SLU Arena, in a principal amount which amortizes the aggregate principal amount of Series A Notes Outstanding, using substantially level debt service, over the period of time remaining until \_\_\_\_\_, 2018. Promptly following the City's acceptance of such Certificate of Substantial Completion for the SLU Arena, the City's financial advisor shall prepare and deliver to the City, the Trustee and the Owners a schedule of amortization, to be attached as Schedule B to the Series A Notes, which schedule, absent manifest error, shall be binding upon the City, the Trustee and the Owners.

The Series B Notes are subject to mandatory sinking fund redemption by the City, on each May 1 occurring after the acceptance by the City of a Certificate of Substantial Completion for the SLU Arena, in a principal amount which amortizes the aggregate principal amount of Series B Notes Outstanding, using substantially level debt service, over the period of time remaining until \_\_\_\_\_ 1, 2018. Promptly following the City's acceptance of such Certificate of Substantial Completion for the SLU Arena, the City's financial advisor shall prepare and deliver to the City, the Trustee and the Owners a schedule of amortization, to be attached as Schedule B to the Series B Notes, which schedule, absent manifest error, shall be binding upon the City, the Trustee and the Owners.

(b) **Special Mandatory Redemption.**

(1) The Series A Notes are subject to special mandatory redemption by the City on each May 1 occurring after the acceptance by the City of the final Certificate of Substantial Completion for the SLU Arena,

at a redemption price equal to 100% of the principal amount being redeemed, together with the accrued interest thereon to the date fixed for redemption, in an amount equal to the amount which is on deposit in the SLU Account of the Debt Service Fund forty (40) days prior to such May 1 or, if such date is not a Business Day, the immediately preceding Business Day.

(2) The Series B Notes are subject to special mandatory redemption by the City on each May 1 occurring after the acceptance by the City of the final Certificate of Substantial Completion for the Redevelopment Projects financed with such Series B Notes, at a redemption price equal to 100% of the principal amount being redeemed, together with the accrued interest thereon to the date fixed for redemption, in an amount equal to the amount which is on deposit in the Grand Center Account of the Debt Service Fund forty (40) days prior to such May 1 or, if such date is not a Business Day, the immediately preceding Business Day.

(3) Once no Series B Notes are Outstanding, the Subordinate Series C Notes are subject to special mandatory redemption by the City on each May 1 occurring after the acceptance by the City of the final Certificate of Substantial Completion for the Redevelopment Projects financed with such Subordinate Series C Notes, at a redemption price equal to 100% of the principal amount being redeemed, together with the accrued interest thereon to the date fixed for redemption, in an amount equal to the amount which is on deposit in the Grand Center Account of the Debt Service Fund forty (40) days prior to such May 1 or, if such date is not a Business Day, the immediately preceding Business Day.

(4) Once no Series B Notes are Outstanding and no Subordinate Series C Notes are Outstanding, the Subordinate Series D Notes are subject to special mandatory redemption by the City on each May 1 occurring after the acceptance by the City of the final Certificate of Substantial Completion for the Redevelopment Projects financed with such Subordinate Series D Notes, at a redemption price equal to 100% of the principal amount being redeemed, together with the accrued interest thereon to the date fixed for redemption, in an amount equal to the amount which is on deposit in the Grand Center Account of the Debt Service Fund forty (40) days prior to such May 1 or, if such date is not a Business Day, the immediately preceding Business Day.

(c) **Optional Redemption.** The Notes are subject to optional redemption by the City, at the direction of the Developer, in whole or in part at any time at a redemption price of 100% of the principal amount of the Notes to be redeemed, plus accrued interest thereon to the date fixed for redemption; provided that no optional redemption shall occur in any year with respect to a series of Notes until the special mandatory redemption, if any, for such Notes pursuant to **Section 302(b)** hereof has occurred on May 1 of such year.

#### **Section 303 Selection of Notes to be Redeemed.**

(a) The Notes shall be redeemed only in Authorized Denominations. When less than all of the Outstanding Notes are to be redeemed and paid prior to maturity, such Notes or portions of Notes to be redeemed shall be selected in Authorized Denominations by the Trustee in such equitable manner as it may determine.

(b) In the case of a partial redemption of Notes when Notes of denominations greater than the minimum Authorized Denomination are then Outstanding, then for all purposes in connection with such redemption each Authorized Denomination unit of face value shall be treated as though it was a separate Note of the denomination of the minimum Authorized Denomination. If one or more, but not all, of the minimum Authorized Denomination units of principal amount represented by any Note are selected for redemption, then upon notice of intention to redeem such minimum Authorized Denomination unit or units, the Owner of such Note or its attorney or legal representative shall forthwith present and surrender such Note to the Trustee (i) for payment of the redemption price (including the interest to the date fixed for redemption) of the minimum Authorized Denomination unit or units of principal amount called for redemption, and (ii) for exchange, without charge to the Owner thereof, for a new Note or Notes of the aggregate principal amount of the unredeemed portion of the principal amount of such Note. If the Owner of any such Note of a denomination greater than the minimum Authorized Denomination fails to present such Note to the Trustee for payment and exchange as aforesaid, said Note shall, nevertheless, become due and payable on the redemption date to the extent of the minimum Authorized Denomination unit or units of principal amount called for redemption (and to that extent only) and shall cease to accrue interest on the principal amount so called for redemption.

#### **Section 304 Notice of Redemption of Notes.**

(a) Unless waived by any Owner of Notes to be redeemed, official notice of any optional redemption of any Note pursuant to **Section 302(c)** hereof shall be given by the Trustee on behalf of the City by mailing a copy of an official redemption notice by first class mail, postage prepaid, at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to the Owner of the Note or Notes to be redeemed at the address shown on the Register; provided, however, that failure to give such notice by mailing as aforesaid to any Owner or any defect therein as to any particular Note shall not affect the validity of any proceedings for the redemption of any other Notes.

(b) All official notices of redemption shall be dated and shall state:

- (1) the redemption date,
- (2) the redemption price,

- (3) if less than all Outstanding Notes are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Notes to be redeemed,
- (4) that on the redemption date the redemption price will become due and payable upon each such Note or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date,
- (5) the place where such Notes are to be surrendered for payment of the redemption price, which place of payment shall be the payment office of the Trustee, and
- (6) The Trustee shall mail by first class mail to the City and the Developer a copy of such redemption notice.

**Section 305 Effect of Call for Redemption.** On or prior to the date fixed for redemption, the City shall deposit moneys or Government Securities with the Trustee as provided in **Section 403** hereof to pay the Notes called for redemption and accrued interest thereon to the redemption date. Upon the happening of the above conditions, and notice having been given as provided in **Section 304** hereof, the Notes or the portions of the principal amount of Notes thus called for redemption shall cease to bear interest on the specified redemption date, provided moneys sufficient for the payment of the redemption price are on deposit at the place of payment at the time, and shall no longer be entitled to the protection, benefit or security of this Indenture and shall not be deemed to be Outstanding under the provisions of this Indenture.

#### ARTICLE IV. FUNDS AND REVENUES

**Section 401 Ratification of Funds and Accounts.** The Special Allocation Fund into which all SLU Economic Activity Tax Revenues, Grand Center TIF Revenues shall be deposited is hereby created and established in the treasury of the City, and within it the following separate accounts and subaccounts:

- (1) a PILOTs Account, and within it:
  - A. an SLU PILOTs Sub-Account, and
  - B. a Grand Center PILOTs Sub-Account,
- (2) an EATs Account, and within it:
  - A. a SLU EATs Sub-Account, and
  - B. a Grand Center EATs Sub-Account.

The Special Allocation Fund and the accounts and sub-accounts established therein shall be maintained in the treasury of the City and administered by the City solely for the purposes and in the manner as provided in the TIF Act, the Note Ordinance, the Approving Ordinance and the Authorizing Ordinance so long as any Notes are Outstanding.

**Section 402 Creation of Funds and Accounts.** The following funds of the City are hereby created and established with the Trustee:

- (a) Grand Center TIF Redevelopment Project Revenue Fund (the "**Revenue Fund**"), and within it;
  - (1) a SLU Account, and within it:
    - A. a PILOTs Sub-Account, and
    - B. an EATs Sub-Account,
  - (2) a Grand Center Account, and within it:
    - A. a PILOTs Sub-Account, and
    - B. an EATs Sub-Account.
- (b) Grand Center TIF Redevelopment Project Debt Service Fund (the "**Debt Service Fund**"), and within it:
  - (1) a SLU Account, and
  - (2) a Grand Center Account.
- (c) Grand Center TIF Redevelopment Project Fund (the "**Project Fund**").

- (d) Grand Center TIF Redevelopment Reserve Fund (the “*Reserve Fund*”).

Each fund shall be maintained by the Trustee as a separate and distinct trust fund and the moneys therein shall be held, managed, invested, disbursed and administered as provided in this Indenture. All moneys deposited in the funds shall be used solely for the purposes set forth in this Indenture. The Trustee shall keep and maintain adequate records pertaining to each fund and all disbursements therefrom.

**Section 403 Revenue Fund.**

(a) **Transfers to SLU Account.** On or before 12:00 noon on the first Business Day of each calendar month while the Series A Notes remain Outstanding, the City shall:

(1) transfer to the Trustee for deposit into the PILOTs Sub-Account of the SLU Account of the Revenue Fund all SLU Available Revenues attributable to PILOTs, and

(2) transfer to the Trustee for deposit into the EATs Sub-Account of the SLU Account of the Revenue Fund all SLU Available Revenues attributable to EATs.

(b) **Transfers from SLU Account.** All amounts in the SLU Account of the Revenue Fund shall be disbursed by the Trustee on each Interest Payment Date, first from the PILOTs Sub-Account, second from the EATs Sub-Account, and third from any amounts remaining in the SLU Account of the Revenue Fund for the purposes and in the amounts as follows:

*First*, to the United States of America, an amount sufficient to pay any arbitrage rebate owned under Section 148 of the Code, as directed in writing by the City in accordance with the SLU Tax Compliance Agreement;

*Second*, to the Comptroller of the City and the SLDC (one half to be paid to the Comptroller and one half to be paid to SLDC), an amount equal to the lesser of i) the Minimum City Fee, or ii) 0.3% of the total SLU Economic Activity Tax Revenues received as of such Interest Payment Date, plus any accumulated deficiency from previous years, plus an amount sufficient for payment of any fees and expenses incurred by the City in engaging an arbitrage rebate analyst in accordance with the SLU Tax Compliance Agreement;

*Third*, pay to the Trustee or any Paying Agent, an amount sufficient for payment of any fees and expenses which are due and owing to the Trustee or any Paying Agent, upon delivery to the City of an invoice for such amounts (aggregate payments to the Trustee from all accounts in the Revenue Fund may not exceed \$ \_\_\_\_\_ in any calendar year);

*Fourth*, to the SLU Account of the Debt Service Fund, an amount sufficient to pay all or any portion of the past due interest owing as a result of deficiencies of moneys to pay interest due on the Series A Notes on any prior Interest Payment Date;

*Fifth*, to the SLU Account of the Debt Service Fund, an amount sufficient to pay all or any portion of the accrued interest becoming due and payable on any Series A Note on such Interest Payment Date;

*Sixth*, to the SLU Account of the Debt Service Fund, an amount sufficient to pay any Series A Notes which are subject to mandatory sinking fund redemption on such Interest Payment Date under **Section 302(a)** hereof.

*Seventh*, to the SLU Account of the Debt Service Fund, an amount sufficient to pay any Series A Notes which are subject to special mandatory redemption pursuant to **Section 302(b)(1)** on such Interest Payment Date;

*Eighth*, upon payment in full and cancellation of all Series A Notes, all moneys remaining in the EATs Sub-Account of the SLU Account of the Revenue Fund shall be transferred to the EATs Sub-Account of the Grand Center Account of the Revenue Fund and the EATs Sub-Account of the Grand Center Account of the Revenue Fund; and

*Ninth*, upon payment in full and cancellation of all Series A Notes, all moneys remaining in the PILOTs Sub-Account of the SLU Account of the Revenue Fund shall be transferred to the PILOTs Sub-Account of the Grand Center Account of the Revenue Fund and the PILOTs Sub-Account of the Grand Center Account of the Revenue Fund.

(c) **Transfers to Grand Center Account.** On or before 12:00 noon on the first Business Day of each calendar month while any Series B Notes, Subordinate Series C Notes or Subordinate Series D Notes remain Outstanding, the City shall:

(1) transfer to the Trustee for deposit into the PILOTs Sub-Account of the Grand Center Account of the Revenue Fund all Available Revenues attributable to PILOTs, and

(2) transfer to the Trustee for deposit into the EATs Sub-Account of the Grand Center Account

of the Revenue Fund all Available Revenues attributable to EATs.

(d) **Transfers from Grand Center Account.** All amounts in the Grand Center Account of the Revenue Fund shall be disbursed by the Trustee on each Interest Payment Date, first from the PILOTs Sub-Account, second from the EATs Sub-Account, third from the Reserve Fund (as applicable) and fourth any amounts remaining in the Grand Center Account of the Revenue Fund for the purposes and in the amounts as follows:

*First*, to the United States of America, an amount sufficient to pay any arbitrage rebate owned under Section 148 of the Code, as directed in writing by the City in accordance with the Series B Tax Compliance Agreement, Series C Tax Compliance Agreement or Series D Tax Compliance Agreement;

*Second*, to the Comptroller of the City, an amount equal to the lesser of (i) the Minimum City Fee, or (ii) 0.3% of the total Grand Center TIF Revenues received as of such Interest Payment Date, plus any accumulated deficiency from previous years, plus an amount sufficient for payment of any fees and expenses incurred by the City in engaging an arbitrage rebate analyst in accordance with the Series B Tax Compliance Agreement, Series C Tax Compliance Agreement or Series D Tax Compliance Agreement;

*Third*, pay to the Trustee or any Paying Agent, an amount sufficient for payment of any fees and expenses which are due and owing to the Trustee or any Paying Agent, upon delivery to the City of an invoice for such amounts (aggregate payments to the Trustee from all accounts in the Revenue Fund may not exceed \$ \_\_\_\_\_ in any calendar year);

*Fourth*, to the Grand Center Account of the Debt Service Fund, an amount sufficient to pay all or any portion of the past due interest owing as a result of deficiencies of moneys to pay interest due on the Series B Notes on any prior Interest Payment Date;

*Fifth*, to the Grand Center Account of the Debt Service Fund, an amount sufficient to pay all or any portion of the accrued interest becoming due and payable on any Series B Note on such Interest Payment Date;

*Sixth*, to the Grand Center Account of the Debt Service Fund, an amount sufficient to pay the Series B Notes which are subject to mandatory sinking fund redemption on such Interest Payment Date under Section 302(a) hereof;

*Seventh*, to the Grand Center Reserve Fund, an amount sufficient to establish, maintain or restore, as applicable, the balance therein to the Reserve Requirement;

*Eighth*, to the Grand Center Account of the Debt Service Fund, an amount sufficient to pay any Series B Notes which are subject to special mandatory redemption pursuant to **Section 302(b)(2)** on such Interest Payment Date;

*Ninth*, upon payment in full and cancellation of all Series B Notes, all moneys remaining in the EATs Sub-Account and the PILOTs Sub-Account of the Grand Center Account of the Revenue Fund shall be used to pay debt service on Subordinate Series C Notes on the next payment date for such Subordinate Series C Notes;

*Tenth*, upon payment in full and cancellation of all Series B Notes and Subordinate Series C Notes, all moneys remaining in the EATs Sub-Account and the PILOTs Sub-Account of the Grand Center Account of the Revenue Fund shall be used to pay debt service on Outstanding Subordinate Series D Notes on the next payment date for such Subordinate Series D Notes; and

*Eleventh*, upon payment in full and cancellation of all Notes, all moneys remaining in the EATs Sub-Account and the PILOTs Sub-Account of the Grand Center Account of the Revenue Fund shall be held in such Accounts for a period of twelve (12) months and may be utilized to pay Reimbursable Project Costs relating to Phase II Redevelopment Projects pursuant to the terms of the Redevelopment Agreement or any applicable Parcel Development Agreement and/or debt service on any notes issued by the City in the future in connection therewith ("**Phase II Notes**").

(e) Upon the payment in full of the principal of and interest on the Notes (or provision has been made for the payment thereof as specified in this Indenture) and the fees, charges and expenses of the Trustee and any Paying Agents, and any other amounts required to be paid under this Indenture, and upon either the expiration of twelve (12) months as referred to in paragraph "Eleventh" immediately above or the repayment in full of any Phase II Notes, all amounts at such time remaining on deposit in the Revenue Fund shall be paid to the City for deposit into the Special Allocation Fund.

#### **Section 404 Debt Service Fund.**

(a) All amounts paid and credited to the Debt Service Fund shall be expended solely for (1) the payment of the principal of and interest on the Notes as the same mature and become due or upon the redemption thereof, or (2) to purchase Notes for cancellation prior to maturity.

(b) The City hereby authorizes and directs the Trustee to withdraw sufficient moneys from the Debt Service Fund to pay the principal of and interest on the Notes as the same become due and payable and to make said moneys so withdrawn available to the Paying Agent for the purpose of paying said principal of and interest on the Notes.

(c) The Trustee shall use any moneys remaining in the Debt Service Fund to redeem all or part of the Notes Outstanding and interest to accrue thereon prior to such redemption, in accordance with and to the extent permitted by **ARTICLE III** hereof, so long as said moneys are in excess of the amount required for payment of Notes theretofore matured or called for redemption.

(d) After payment in full of the principal of and interest on the Notes (or provision has been made for the payment thereof as specified in this Indenture), and the fees, charges and expenses of the Trustee and any Paying Agents and any other amounts required to be paid under this Indenture, all amounts remaining in the Debt Service Fund shall be paid to the City for deposit into the Special Allocation Fund.

**Section 405 Project Fund.** Upon the acceptance by the City of any Certification of Reimbursable Redevelopment Project Costs, the acceptance by the City of a Certificate of Substantial Completion and the issuance or endorsement of any Note pursuant to **Section 203(c)** hereof, the Developer or applicable Sub-Developer shall be deemed to have advanced funds necessary to purchase such Note and the City shall be deemed to have deposited such funds in the Project Fund and shall be deemed to have reimbursed the Developer or applicable Sub-Developer in full for such costs from the amounts deemed to be on deposit in the Project Fund.

**Section 406 Non Presentment of Notes.** If any Note not otherwise held by the Trustee pursuant to this Indenture is not presented for payment when the principal thereof becomes due, either at maturity or at the date fixed for redemption thereof, and provided the Trustee is holding sufficient funds for the payment thereof, all liability of the City to the Owner thereof for the payment of such Note shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Trustee to hold such moneys, without liability for interest thereon, for the benefit of the Owner of such Note who shall thereafter be restricted exclusively to such moneys, for any claim or whatever nature on such Owner's part under this Indenture or on, or with respect to, said Note. If, within thirty (30) days of the date when principal of any Note becomes due, either at maturity or at the date fixed for redemption thereof, such Note has not been presented to the Trustee for payment and provided the Trustee is holding sufficient funds for the payment thereof, the Trustee shall give written notice to the Owner of such Note, as evidenced by the Register, that the Trustee is holding for such Owner's benefit sufficient funds for the payment of such Note.

**Section 407 Reserve Fund.** The Series A Notes are not secured by the Reserve Fund. Moneys in the Reserve Fund shall be used and applied by the Trustee solely to prevent a default in the event moneys on deposit in the Grand Center Account of the Revenue Fund shall be insufficient to pay the interest and/or principal on the Series B Notes as the same becomes due. The Trustee may disburse and expend moneys from the Reserve Fund whether or not the amount therein equals the Reserve Requirement. Moneys on deposit in the Reserve Fund may be used to pay and retire the Series B Notes last becoming due. So long as the sum on deposit in the Reserve Fund shall aggregate an amount equal to the Reserve Requirement, investment earnings on funds on deposit in the Reserve Fund shall be deposited into the Grand Center Account of the Debt Service Fund. If, however, the sum on deposit in the Reserve Fund shall be less than the Reserve Requirement investment earnings on funds in the Debt Service Reserve Fund shall remain therein and be applied to reducing such deficiency. Investment securities in the Reserve Fund shall be evaluated at the market value thereof, exclusive of accrued interest, by the Trustee quarterly on March 1, July 1, September 1 and January 1 of each year and the amount on deposit therein determined accordingly.

After payment in full of the principal of, and interest on the Series B Notes (or provision has been made for the payment thereof as specified in the Indenture), moneys in the Reserve Fund may be used to redeem Series C Notes, if any, and Series D Notes, in that order. Any moneys so deposited with and held by the Trustee not so applied to the payment of Notes within four (4) years after the date on which the same have become due shall be paid by the Trustee to the City, free from the trusts created by this Indenture. Thereafter, Owners shall be entitled to look only to the City for payment, and then only to the extent of the amount so repaid by the Trustee. The City shall not be liable for any interest on the sums paid to it pursuant to this Section and shall not be regarded as a trustee of such money.

## ARTICLE V. SECURITY FOR DEPOSITS AND INVESTMENT OF MONEYS

**Section 501 Moneys to be Held in Trust.** All moneys deposited with or paid to the Trustee for the account of any fund under any provision of this Indenture, and all moneys deposited with or paid to any Paying Agent under any provision of this Indenture, shall be held by such Trustee or Paying Agent in trust and shall be applied only in accordance with the provisions of this Indenture and, until used or applied as herein provided, shall constitute part of the Trust Estate and be subject to the lien hereof. Neither the Trustee nor any Paying Agent shall be under any liability for interest on any moneys received hereunder except such as may be agreed upon.

### **Section 502 Investment of Moneys.**

(a) Moneys in all funds under any provision of this Indenture shall be continuously invested and reinvested by the Trustee in Investment Securities at the written direction of the City given by the Authorized City Representative or, if such written directions are not received, then in any Investment Securities selected by the Trustee. Moneys on deposit in all funds may be invested only in Investment Securities which mature or are subject to redemption prior to the date such funds are expected to be needed. The

Trustee may make investments through its investment division or short term investment department.

(b) All investments shall constitute a part of the fund from which the moneys used to acquire such investments have come. The Trustee shall sell and reduce to cash a sufficient amount of investments in a fund whenever the cash balance therein is insufficient to pay the amounts required to be paid therefrom. The Trustee may transfer investments from any fund to any other fund in lieu of cash when required or permitted by the provisions of this Indenture. In determining the balance in any fund, investments shall be valued at the lower of their original cost or their fair market value on the most recent Interest Payment Date. The Trustee shall not be liable for any loss resulting from investments made in accordance with subsection (a) of this Section.

#### **ARTICLE VI. PARTICULAR COVENANTS AND PROVISIONS**

**Section 601 City to Issue Notes and Execute Indenture.** The City covenants that it is duly authorized under the laws of the State to execute and deliver this Indenture, to issue the Notes and to pledge and assign the Trust Estate in the manner and to the extent herein set forth; that all action on its part for the execution and delivery of this Indenture and the issuance of the Notes has been duly and effectively taken; and that the Notes in the hands of the Owners thereof are and will be valid and enforceable limited obligations of the City according to the import thereof.

**Section 602 Covenant to Request Appropriations.** The City covenants and agrees that the officer of the City at any time charged with the responsibility of formulating budget proposals is hereby directed to include in the budget proposal submitted to the Board of Aldermen of the City for each fiscal year that the Notes are Outstanding a request for an appropriation of the Available Revenues and the SLU Available Revenues on deposit in the EATs Account of the Special Allocation Fund for transfer to the Trustee for deposit in the Revenue Fund at the times and in the manner provided in **Section 403** hereof.

**Section 603 Performance of Covenants.** The City covenants that it will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in this Indenture, in the Notes and in all proceedings pertaining thereto.

**Section 604 Instruments of Further Assurance.** The City covenants that it will do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, such further acts, instruments, financing statements and other documents as the Trustee may reasonably require for the better assuring, transferring, pledging and assigning to the Trustee, and granting a security interest unto the Trustee in and to the Trust Estate and the other property and revenues herein described.

**Section 605 General Limitation on City Obligations.** ANY OTHER TERM OR PROVISION OF THIS INDENTURE OR ANY OTHER DOCUMENT EXECUTED IN CONNECTION WITH THE TRANSACTION WHICH IS THE SUBJECT HEREOF TO THE CONTRARY NOTWITHSTANDING, THE CITY SHALL NOT BE REQUIRED TO TAKE OR OMIT TO TAKE, OR REQUIRE ANY OTHER PERSON OR ENTITY TO TAKE OR OMIT TO TAKE, ANY ACTION WHICH WOULD CAUSE IT OR ANY PERSON OR ENTITY TO BE, OR RESULT IN IT OR ANY PERSON OR ENTITY BEING, IN VIOLATION OF ANY LAW OF THE STATE.

**Section 606 Recording and Filing.** The Trustee shall keep and file or cause to be kept and filed all financing statements related to this Indenture and all supplements hereto and such other documents as may be necessary to be kept and filed in such manner and in such places as may be required by law in order to preserve and protect fully the security of the owners of the Notes and the rights of the Trustee hereunder. In carrying out its duties under this Section, the Trustee shall be entitled to rely on an Opinion of Counsel specifying what actions are required to comply with this Section.

**Section 607 Possession and Inspection of Books and Documents.** The City and the Trustee covenant and agree that all books and documents in their possession relating to the Notes, the Trust Estate, the Special Allocation Fund and to the distribution of proceeds thereof shall at all reasonable times be open to inspection by such accountants or other agencies or persons as the other party or the Developer may from time to time designate. In addition, to the extent permitted by applicable law, the City agrees to provide the Developer with any and all information in the possession of the City or reasonably obtainable by the City in connection with the Special Allocation Fund, the real estate taxes assessed and paid and the economic activity taxes assessed and paid within the Redevelopment Area, including, without limitation, any and all reports, provided by the City to the State or by the State to the City in connection therewith, such as, but not limited to, statements and/or reports as to sales activity, utility tax summaries and similar or related information.

**Section 608 Tax Covenants.**

(a) The City shall not use or permit the use of any proceeds of the Tax-Exempt Notes or any other funds of the City, and the Trustee shall not use or permit the use of any proceeds of the Tax-Exempt Notes or any other funds of the City held by the Trustee, directly or indirectly, to acquire any securities or obligations, and shall not use or permit the use of any amounts received by the City or the Trustee in any manner, and shall not take or permit to be taken any other action or actions, which would cause any Tax-Exempt Note to be an "arbitrage bond" within the meaning of Section 148(a) of the Code, or "federally guaranteed" within the meaning of Section 149(b) of the Code. If at any time the City is of the opinion that for purposes of this subsection (a) it is necessary to restrict or limit the yield on or change in any way the investment of any moneys held by the Trustee under this Indenture, the Trustee shall take such action as may be necessary in accordance with such instructions. The City and the Trustee shall be deemed in compliance with this Section to the extent they follow an opinion of Bond Counsel with respect to the investment of funds hereunder.

(b) The City shall not (to the extent within its power or direction) use or permit the use of any proceeds of Tax-Exempt Notes or any other funds of the City, directly or indirectly, in any manner, and shall not take or permit to be taken any other action or actions, which would result in any of the Tax-Exempt Notes being treated as other than an obligation described in Section 103(a) of the Code.

(c) The City will not (to the extent within its power or direction) use any portion of the proceeds of the Tax-Exempt Notes, including any investment income earned on such proceeds, directly or indirectly, in a manner that would cause any Tax-Exempt Note to be a "private activity bond" within the meaning of Section 141(a) of the Code.

(d) The Trustee agrees to comply with any written letter or opinion of Bond Counsel which sets forth the requirements to comply with any statute, regulation or ruling that may apply to the Trustee hereunder and relating to reporting requirements or other requirements necessary to preserve the exclusion from federal gross income of the interest on the Tax-Exempt Notes.

(e) The foregoing covenants of this Section shall remain in full force and effect notwithstanding the defeasance of the Notes pursuant to **ARTICLE IX** of this Indenture or any other provision of this Indenture, until the final scheduled payment of all Notes Outstanding.

**Section 609 Collection of Payments in Lieu of Taxes and Economic Activity Tax Revenues.** The City shall, at the written request of the Owners of a majority in aggregate principal amount of Notes then Outstanding and upon receipt by the City from said Owners of an amount deemed necessary, in the sole judgment of the City, to enable the City to comply with this Section, (a) take all lawful action within its control to cause the Assessor of the City to assess the real property and improvements within the Redevelopment Area at the times and in the manner required by the TIF Act, and (b) take such action as may be required to cause the Collector of Revenue of the City and all other persons to pay all Economic Activity Tax Revenues which are due to the City under the TIF Act.

**Section 610 Enforcement of Agreement.**

(a) The City shall enforce the provisions of the Redevelopment Agreement in such manner as the City deems prudent and advisable in its good faith discretion. The City may enforce all appropriate available remedies thereunder, including particularly any actual, agreed or liquidated damages for failure to perform under the Redevelopment Agreement, and shall transfer to the Trustee for deposit to the Revenue Fund all sums received on account of such damages.

(b) The City shall notify the Trustee as to any material failure of performance under the Redevelopment Agreement, and at the time of such notification the City shall also advise the Trustee what action the City proposes to take in enforcing available remedies. If, in the sole judgment of the Trustee, such action is less likely to be effective than some other or additional action, the Trustee shall so advise the City promptly in writing. If, within thirty (30) days following advice by the Trustee that some additional or other action would be more effective, the City has not taken such other or additional action, and the Trustee has not, after consultation with the City, withdrawn such advice, upon receipt of indemnification satisfactory to it, the Trustee is hereby authorized to take such action, whether the action suggested by the Trustee or otherwise, as the Trustee may deem most expedient and in the interest of the Owners of the Notes. In furtherance of the rights granted to the Trustee by this Section, the City hereby assigns to the Trustee all of the rights it may have in the enforcement of the Redevelopment Agreement, further authorizing the Trustee in its own name or in the name of the City to bring such actions, employ such counsel, execute such documents and do such other things as may in the judgment of the Trustee be necessary or appropriate under the circumstance at the expense of the Trust Estate.

**ARTICLE VII.  
DEFAULT AND REMEDIES**

**Section 701 Events of Default.** If any one or more of the following events occur, it is hereby defined as and declared to be and to constitute an "Event of Default":

(a) Default in the performance or observance of any of the covenants, agreements or conditions on the part of the City in this Indenture or in the Notes contained, and the continuance thereof for a period of thirty (30) days after written notice thereof has been given (i) to the City by the Trustee, or (ii) to the Trustee (which notice of default the Trustee shall be required to accept) and the City by the Owners of not less than 25% in aggregate principal amount of Notes then Outstanding; provided, however, if any default is such that it cannot be corrected within such thirty (30) day period, it shall not constitute an Event of Default if corrective action is instituted by the City within such period and diligently pursued until the default is corrected; or

(b) The filing by the City of a voluntary petition in bankruptcy, or failure by the City to promptly lift any execution, garnishment or attachment of such consequence as would impair the ability of the City to carry on its operation, or adjudication of the City as a bankrupt, or assignment by the City for the benefit of creditors, or the entry by the City into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the City in any proceedings instituted under the provisions of federal bankruptcy law, or under any similar acts which may hereafter be enacted.

The Trustee shall give Immediate Notice of any Event of Default to the City and the Developer as promptly as practicable after the occurrence of an Event of Default becomes known to the Trustee.

**Section 702 Acceleration.**

(a) If an Event of Default has occurred and is continuing, the Trustee may, and shall upon the written request of a majority in aggregate principal amount of the Notes then Outstanding, by notice in writing delivered to the City and the Developer, declare the principal of all Notes then Outstanding and the interest accrued thereon immediately due and payable.

(b) In case of any rescission pursuant to **Section 712** hereof, the Trustee and the Owners shall be restored to their former positions and rights hereunder respectively, but no such rescission shall extend to any subsequent or other default or Event of Default or impair any right consequent thereon.

**Section 703 Surrender of Possession of Trust Estate; Rights and Duties of Trustee in Possession.** If an Event of Default has occurred and is continuing, the City, upon demand of the Trustee, shall forthwith surrender the possession of, and it shall be lawful for the Trustee, by such officer or agent as it may appoint, to take possession of all or any part of the Trust Estate, together with the books, papers and accounts of the City pertaining thereto, and out of the same and any moneys received from any receiver of any part thereof pay and set up proper reserves for the payment of all proper costs and expenses of so taking, holding and managing the same, including, but not limited to, (i) reasonable compensation to the Trustee, its agents and counsel, and (ii) any reasonable charges of the Trustee hereunder, and the Trustee shall apply the remainder of the moneys so received in accordance with **Section 708** hereof. Whenever all that is due upon the Notes has been paid and all defaults made good, the Trustee shall surrender possession of the Trust Estate to the City, its successors or assigns, the same right of entry, however, to exist upon any subsequent Event of Default.

While in possession of the Trust Estate, the Trustee shall render annually to the City and the Developer a summarized statement of receipts and expenditures in connection therewith.

**Section 704 Appointment of Receivers in Event of Default.** If an Event of Default has occurred and is continuing, and upon the filing of a suit or other commencement of judicial proceedings to enforce the rights of the Trustee and of the Owners under this Indenture, the Trustee shall be entitled, as a matter of right, to the appointment of a receiver or receivers of the Trust Estate and of the earnings, income, products and profits thereof, pending such proceedings, with such powers as the court making such appointment shall confer.

**Section 705 Exercise of Remedies by the Trustee.** If an Event of Default has occurred and is continuing, the Trustee may pursue any available remedy at law or equity by suit, action, mandamus or other proceeding to enforce the payment of the principal of and interest on the Notes then Outstanding, and to enforce and compel the performance of the duties and obligations of the City as herein set forth.

If an Event of Default has occurred and is continuing, and if requested so to do by the Owners of not less than twenty-five percent (25%) in aggregate principal amount of the Notes then Outstanding and indemnified as provided in **Section 801(i)** hereof, the Trustee shall be obligated to exercise such one or more of the rights and powers conferred by this Article as the Trustee, being advised by counsel, deems most expedient in the interests of the Owners.

All rights of action under this Indenture or under any of the Notes may be enforced by the Trustee without the possession of any of the Notes or the production thereof in any trial or other proceedings relating thereto, and any such suit or proceeding instituted by the Trustee shall be brought in its name as Trustee without the necessity of joining as plaintiffs or defendants any Owner, and any recovery or judgment shall, subject to **Section 708** hereof, be for the equal benefit of all the Owners of the Outstanding Notes.

**Section 706 Limitation on Exercise of Remedies by Owners.** No Owner shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of this Indenture or for the execution of any trust hereunder or for the appointment of a receiver or any other remedy hereunder, unless:

- (i) a default has occurred of which the Trustee has notice as provided in **Section 801(h)** hereof, and
- (ii) such default has become an Event of Default, and
- (iii) the Owners of not less than 25% in aggregate principal amount of the Notes then Outstanding shall have made written request to the Trustee, shall have offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, and shall have provided to the Trustee indemnity as provided in **Section 801(i)** hereof, and
- (iv) the Trustee shall thereafter fail or refuse to exercise the powers herein granted or to institute such action, suit or proceeding in its own name;

and such notification, request and indemnity are hereby declared in every case, at the option of the Trustee, to be conditions precedent to the execution of the powers and trusts of this Indenture, and to any action or cause of action for the enforcement of this Indenture, or for the appointment of a receiver or for any other remedy hereunder, it being understood and intended that no one or more Owners shall have any right in any manner whatsoever to affect, disturb or prejudice this Indenture by its, his or their action or to enforce any right hereunder except in the manner herein provided, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the equal benefit of the Owners of all Notes then Outstanding. Nothing in this

Indenture, however, shall affect or impair the right of any Owner to payment of the principal of and interest on any Note at and after its maturity or the obligation of the City to pay the principal of and interest on each of the Notes to the respective Owners thereof at the time, place, from the source and in the manner herein and in such Note expressed.

**Section 707 Right of Owners to Direct Proceedings.** Any other provision herein to the contrary notwithstanding, the Owners of a majority in aggregate principal amount of the Notes then Outstanding shall have the right, at any time, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the time, method and place of conducting all proceedings to be taken in connection with the enforcement of this Indenture, or for the appointment of a receiver or any other proceedings hereunder; provided that such direction shall not be otherwise than in accordance with the provisions of law and of this Indenture, and provided, further, that the Trustee shall have the right to decline to follow any such direction if the Trustee in good faith determines that the proceeding so directed would involve it in personal liability.

**Section 708 Application of Moneys in Event of Default.** Upon an Event of Default, all moneys held or received by the Trustee pursuant to this Indenture or the Redevelopment Agreement or pursuant to any right given or action taken under this Article shall, after payment of the reasonable costs, advances and expenses of the proceedings resulting in the collection of such moneys, be deposited in the Debt Service Fund. All moneys in the Debt Service Fund and the Revenue Fund shall be applied as follows:

(a) If the principal of all the Notes has not become or has not been declared due and payable, all such moneys shall be applied:

*First*, to the payment to the persons entitled thereto of all installments of interest then due and payable on the Notes, in the order in which such installments of interest became due and payable, with interest thereon at the rate or rates specified in the respective Notes to the extent permitted by law, and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or privilege; provided, however, that payments of interest and principal on Subordinate Series C Notes and Subordinate Series D Notes shall be expressly subject to the payment priority provisions of **Section 403** hereof.

*Second*, to the payment to the persons entitled thereto of the unpaid principal of any of the Notes that have become due and payable (other than Notes called for redemption for the payment of which moneys or securities are held pursuant to this Indenture), in the order of their due dates, and, if the amount available is not sufficient to pay in full such principal due on any particular date, together with such interest, then to the payment ratably, according to the amounts of principal due on such date, to the persons entitled thereto without any discrimination or privilege; provided, however, that payments of interest and principal on Subordinate Series C Notes and Subordinate Series D Notes shall be expressly subject to the payment priority provisions of **Section 403** hereof.

Whenever moneys are to be applied pursuant to this Section, such moneys shall be applied at such times and from time to time as the Trustee shall determine, having due regard to the amount of such moneys available and which may become available for such application in the future.

Whenever all of the Notes and interest thereon have been paid under this Section, and all fees, expenses and charges of the Trustee have been paid, any balance remaining in the funds created pursuant to this Indenture shall be paid to the City for deposit in the Special Allocation Fund.

**Section 709 Remedies Cumulative.** No remedy conferred by this Indenture upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to the Trustee or to the Owners hereunder or now or hereafter existing at law or in equity or by statute.

**Section 710 Delay or Omission Not Waiver.** No delay or omission to exercise any right, power or remedy accruing upon any Event of Default shall impair any such right, power or remedy or shall be construed to be a waiver of any such Event of Default or acquiescence therein, and every such right, power or remedy may be exercised from time to time and as often as may be deemed expedient.

**Section 711 Effect of Discontinuance of Proceedings.** If the Trustee has proceeded to enforce any right under this Indenture by the appointment of a receiver, by entry, or otherwise, and such proceedings have been discontinued or abandoned for any reason, or have been determined adversely, then the City, the Developer, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

**Section 712 Waivers of Events of Default.** The Trustee shall waive any Event of Default and its consequences and rescind any declaration of maturity of principal upon the written request of the Owners of a majority in aggregate principal amount of the Notes then Outstanding. In case of any such waiver or rescission, or in case any proceeding taken by the Trustee on account of any such Event of Default have been discontinued or abandoned or determined adversely, then and in every such case the City, the Developer, the Trustee and the Owners shall be restored to their former positions, rights and obligations hereunder, respectively, but no such waiver or rescission shall extend to any subsequent or other default, or impair any right consequent thereon.

**ARTICLE VIII.  
THE TRUSTEE**

**Section 801 Acceptance of Trusts.** The Trustee hereby accepts the trusts imposed upon it by this Indenture, and agrees to perform said trusts as a corporate trustee ordinarily would perform said trusts under a corporate indenture, but only upon and subject to the following express terms and conditions, and no implied covenants or obligations shall be read into this Indenture against the Trustee:

(a) The Trustee, prior to the occurrence of an Event of Default and after the curing of all Events of Default which may have occurred, undertakes to perform such duties and only such duties as are specifically set forth in this Indenture. If any Event of Default has occurred and is continuing, the Trustee shall exercise such of the rights and powers vested in it by this Indenture, and shall use the same degree of care and skill in their exercise, as a prudent person under reasonably similar circumstances would exercise or use under the circumstances in the conduct of such person's own affairs.

(b) The Trustee may execute any of the trusts or powers hereunder or perform any duties hereunder either directly or through agents, attorneys or receivers, but shall not be answerable for the conduct of the same, provided the Trustee has exercised reasonable care in making such selection. The Trustee may act or refrain from acting and conclusively rely upon the opinion or advice of counsel, who may, without limitation, be counsel to the City or an employee of the Trustee, concerning all matters of trust hereof and the duties hereunder, and, subject to the restrictions of **Section 802** hereof, may in all cases pay such reasonable compensation to all such agents, attorneys or receivers as may reasonably be employed in connection with the trusts hereof. The Trustee shall not be responsible for any loss or damage resulting from any action or nonaction by it taken or omitted to be taken in good faith and shall be fully protected in reliance upon such opinion or advice of counsel.

(c) The Trustee shall not be responsible for any recital herein or in the Notes (except with respect to the Certificate of Authentication of the Trustee endorsed on the Notes), or for the recording or re-recording, filing or refiling of this Indenture or any security agreements in connection therewith (except UCC continuation statements), or for insuring any of the improvements constructed in the Redevelopment Area or collecting any insurance moneys, or for the validity of the execution by the City of this Indenture or of any instruments of further assurance, or for the sufficiency of the security for the Notes. The Trustee shall not be responsible or liable for any loss suffered in connection with any investment of funds made by it in accordance with **ARTICLE V** hereof. The Trustee makes no representations as to the value or condition of the Trust Estate or any part thereof, or as to the validity or sufficiency of this Indenture or of the Notes. The Trustee shall not be accountable for the use or application by the City of any of the Notes or the proceeds thereof or of any money paid to or upon the order of the City under any provision of this Indenture.

(d) The Trustee shall not be accountable for the use of any Notes authenticated and delivered hereunder. The Trustee, in its individual or any other capacity, may become the owner or pledgee of Notes with the same rights which it would have if it were not Trustee.

(e) The Trustee may rely and shall be protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, affidavit, letter or other paper or document provided for under this Indenture believed by it to be genuine and correct and to have been signed, presented or sent by the proper person or persons. Any action taken by the Trustee pursuant to and in accordance with this Indenture upon the request or authority or consent of any person who, at the time of making such request or giving such authority or consent is the Owner of any Note, shall be conclusive and binding upon all future Owners of the same Note and upon Notes issued in exchange therefor or upon transfer or in place thereof.

(f) As to the existence or nonexistence of any fact or as to the sufficiency or validity of any instrument, paper or proceeding, or whenever in the administration of this Indenture the Trustee deems it desirable that a matter be provided or established prior to taking, suffering or omitting any action hereunder, the Trustee shall be entitled to rely upon a certificate signed by an Authorized City Representative or the Authorized Developer Representative as sufficient evidence of the facts therein contained. Prior to the occurrence of an Event of Default of which the Trustee has been notified as provided in subsection (h) of this Section or of which by said subsection it is deemed to have notice, the Trustee shall also be at liberty to accept a similar certificate to the effect that any particular dealing, transaction or action is necessary or expedient, but may at its discretion secure such further evidence deemed necessary or advisable, but shall in no case be bound to secure the same.

(g) The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty, and the Trustee shall not be answerable for other than its negligence or willful misconduct.

(h) The Trustee shall not be required to take notice of any Event of Default unless the Trustee is specifically notified in writing of such default by the City, the Developer or by the Owners of at least 10% in aggregate principal amount of all Notes then Outstanding.

(i) At any and all reasonable times the Trustee and its duly authorized agents, attorneys, experts, engineers, accountants and representatives shall have the right, but shall not be required, to inspect any and all of the Redevelopment Area, including all books, papers and records of the City pertaining to the Developer, any Sub-Developer and the Notes, and to take such memoranda from and in regard thereto as may be desired.

(j) The Trustee shall not be required to give any bond or surety in respect of the execution of its trusts and powers hereunder.

(k) The Trustee shall have the right, but shall not be required, to demand, in respect of the authentication of any Notes, the withdrawal of any funds, or any action whatsoever within the purview of this Indenture, appraisals or other information, or corporate action or evidence thereof, in addition to that by the terms hereof required, as a condition of such action by the Trustee as are deemed desirable for the purpose of establishing the right of the City to the authentication of any Notes, the withdrawal of any funds or the taking of any other action by the Trustee.

(l) Before taking any action under this Indenture, other than any action under **ARTICLE II** hereof concerning the payment of principal and interest on the Notes, declaring an Event of Default or accelerating the maturity of the Notes, the Trustee may, in its discretion, require that satisfactory indemnity be furnished to it by the Owners or other parties for the reimbursement of all reasonable fees, costs liabilities, losses, claims and expenses to which it may be put and to protect it against all liability including environmental, except liability which is adjudicated to have resulted from its negligence or willful misconduct by reason of any action so taken.

(m) All moneys received by the Trustee or any Paying Agent shall, until used or applied or invested as herein provided, be held in trust in the manner and for the purposes for which they were received but need not be segregated from other funds except to the extent required by this Indenture or by law. Neither the Trustee nor any Paying Agent shall be under any liability for interest on any moneys received hereunder except as provided herein or as may be otherwise agreed upon.

(n) The Trustee may elect not to proceed in accordance with the directions of the Owners of the Notes without incurring any liability to the Owners if in the opinion of the Trustee such direction may result in liability to the Trustee, in its individual capacity, for which the Trustee has not received indemnity from the Owners, and the Trustee may rely upon an Opinion of Counsel addressed to the Trustee in determining whether any action directed by Owners may result in such liability.

(o) The Trustee may inform the Owners of environmental hazards that the Trustee has reason to believe exist, and the Trustee has the right to take no further action and, in such event no fiduciary duty exists which imposes any obligation for further action with respect to the Trust Estate or any portion thereof if the Trustee, in its individual capacity, determines that any such action would materially and adversely subject the Trustee to environmental or other liability for which the Trustee has not received indemnity pursuant to this Indenture.

(p) Notwithstanding any other provision of this Indenture to the contrary, any provision intended to provide authority to act, right to payment of fees and expenses, and protection, immunity and indemnification to the Trustee shall be interpreted to include any action of the Trustee whether it is deemed to be in its capacity as Trustee, Registrar or Paying Agent.

(q) No provision of this Indenture shall be construed to relieve the Trustee from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct, except that:

(i) this Subsection shall not be construed to affect the limitation of the Trustee's duties and obligations provided in this Section or the Trustee's right to rely on the truth of statements and the correctness of opinions as provided in this Section;

(ii) the Trustee shall not be liable for any error of judgment made in good faith by any one of its directors, officers or employees unless it is established that the Trustee was negligent in ascertaining the pertinent facts;

(iii) the Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Owners of not less than a majority in principal amount of the Notes then Outstanding relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee, under this Indenture; and

(iv) subject to subsection (l) above, no provision of this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur any financial or environmental liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers if it has reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

**Section 802 Fees, Charges and Expenses of the Trustee.** The Trustee shall be entitled to payment of and/or reimbursement for reasonable fees for its ordinary services rendered hereunder and all agent and counsel fees and other ordinary costs and expenses reasonably and necessarily made or incurred by the Trustee in connection with such ordinary services and, in the event that it becomes necessary that the Trustee perform extraordinary services, it shall be entitled to reasonable extra compensation therefor and to reimbursement for reasonable and necessary extraordinary costs and expenses in connection therewith; provided that if such extraordinary services or extraordinary expenses are occasioned by the neglect or willful misconduct of the Trustee it shall not be entitled to compensation or reimbursement therefor. The Trustee shall be entitled to payment and reimbursement for the reasonable fees and charges of the Trustee as Paying Agent and as Registrar for the Notes. Upon the occurrence of an Event of Default and during its continuance, the Trustee shall have a lien with right of payment prior to payment on account of principal of or interest on any Note, upon all moneys in its possession under any provisions hereof for the foregoing advances, fees, costs and expenses incurred. If moneys in the Revenue Fund are insufficient to make payment to the Trustee for its fees and expenses, as provided in **Section 403(b)Third**, and any Interest Payment Date, the unpaid portion shall be carried forward to the next Interest Payment Date, together with interest thereon at the Trustee's base lending rate plus 2%.

**Section 803 Notice of Default.** If a default occurs of which notice is given to the Trustee as provided in **Section 801(h)** hereof, then the Trustee shall give Immediate Notice thereof to the City and the Developer and within thirty (30) days (five (5) Business Days if the maturity of the Notes has been accelerated pursuant to **Section 702** hereof) by first class mail to the Owners of all Notes then Outstanding as shown by the Register.

**Section 804 Intervention by the Trustee.** In any judicial proceeding to which the City is a party and which, in the opinion of the Trustee and its counsel, has a substantial bearing on the interests of Owners of the Notes, the Trustee may intervene on behalf of Owners and shall do so if requested in writing by the Owners of at least 25% in the aggregate principal amount of Notes then Outstanding, provided that the Trustee shall first have been provided indemnity provided under **Section 801(I)** hereof as it may require against the reasonable costs, expenses and liabilities which it may incur in or by reason of such proceeding. The rights and obligations of the Trustee under this Section are subject to the approval of a court of competent jurisdiction.

**Section 805 Successor Trustee Upon Merger, Consolidation or Sale.** Any corporation or association with or into which the Trustee may be merged or converted or with or into which it may be consolidated, or to which the Trustee may sell or transfer its corporate trust business and assets as a whole or substantially as a whole, or any corporation or association resulting from any merger, conversion, sale, consolidation or transfer to which it is a party, provided such corporation or association is otherwise eligible under **Section 806** hereof, shall be and become successor Trustee hereunder and shall be vested with all the trusts, powers, rights, obligations, duties, remedies, immunities and privileges hereunder as was its predecessor, without the execution or filing of any instrument or any further act on the part of any of the parties hereto.

**Section 806 Resignation or Removal of Trustee.** The Trustee and any successor Trustee may at any time resign from the trusts hereby created by giving thirty (30) days' written notice to the City, the Developer and the Owners, and such resignation shall take effect upon the appointment of a successor Trustee pursuant to **Section 807** hereof. If at any time the Trustee ceases to be eligible in accordance with the provisions of this Indenture, it shall resign immediately in the manner provided in this Section. The Trustee may be removed for cause or without cause at any time by an instrument or concurrent instruments in writing delivered to the Trustee and the Developer and signed by the Owners of a majority in aggregate principal amount of Notes then Outstanding. If no Event of Default has occurred and is continuing, and no condition exists which with the giving of notice or the passage of time or both will become an Event of Default as provided in **Section 701(a)** hereof, the Trustee may be removed for cause (including the failure of the Trustee and the Developer to agree on the reasonableness of the fees and expenses of the Trustee under this Indenture) at any time by an instrument or concurrent instruments in writing delivered to the Trustee and the City and signed by the Developer. The City, the Developer or the Owners of a majority in aggregate principal amount of the Notes then Outstanding may at any time petition any court of competent jurisdiction for the removal for cause of the Trustee. No resignation or removal of the Trustee shall become effective until a successor Trustee has been appointed under **Section 807** hereof and has accepted its appointment under **Section 809** hereof.

**Section 807 Appointment of Successor Trustee.** If the Trustee hereunder resigns or is removed, or otherwise becomes incapable of acting hereunder, or if it is taken under the control of any public officer or officers or of a receiver appointed by a court, a successor Trustee may be appointed by the Developer (provided no Event of Default has occurred and is continuing) or the Owners of a majority in aggregate principal amount of Notes then Outstanding, by an instrument or concurrent instruments in writing; provided, nevertheless, that in case of such vacancy the City, by an instrument executed and signed by the Authorized City Representative, may appoint a temporary Trustee to fill such vacancy until a successor Trustee is appointed by the Owners in the manner above provided; and any such temporary Trustee so appointed by the City shall immediately and without further acts be superseded by the successor Trustee so appointed by such Owners. If a successor Trustee or a temporary Trustee has not been so appointed and accepted such appointment within thirty (30) days of a notice of resignation or removal of the current Trustee, the Trustee may petition a court of competent jurisdiction for the appointment of a successor Trustee to act until such time, if any, as a successor has so accepted its appointment. No resignation or removal of the Trustee and no appointment of a successor Trustee shall become effective until the successor Trustee has accepted its appointment under **Section 809** hereof.

**Section 808 Qualifications of Trustee and Successor Trustees.** The Trustee and every successor Trustee appointed hereunder shall be a trust institution or commercial bank with its principal corporate trust office located in the State, shall be in good standing and qualified to accept such trusts, shall be subject to examination by a federal or state bank regulatory authority, and shall have or be wholly owned by an entity having a reported capital and surplus of not less than \$25,000,000. If such institution publishes reports of conditions at least annually pursuant to law or regulation, then for the purposes of this Section the capital and surplus of such institution shall be deemed to be its capital and surplus as set forth in its most recent report of condition so published.

**Section 809 Vesting of Trusts in Successor Trustee.** Every successor Trustee appointed hereunder shall execute, acknowledge and deliver to its predecessor and also to the City and the Developer an instrument in writing accepting such appointment hereunder, and thereupon such successor shall become fully vested with all the trusts, powers, rights, obligations, duties, remedies, immunities and privileges of its predecessor; but such predecessor shall, nevertheless, on the written request of the City, execute and deliver an instrument transferring to such successor Trustee all the trusts, powers, rights, obligations, duties, remedies, immunities and privileges of such predecessor hereunder; and every predecessor Trustee shall deliver all securities and moneys held by it as Trustee hereunder to its successor. Should any instrument in writing from the City be required by any successor Trustee for more fully and certainly vesting in such successor the trusts, powers, rights, obligations, duties, remedies, immunities and privileges hereby vested in the predecessor, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the City.

**Section 810 Trust Estate May be Vested in Co Trustee.**

(a) It is the purpose of this Indenture that there shall be no violation of any law of any jurisdiction (including particularly the State) denying or restricting the right of banking corporations or associations to transact business as trustee in such jurisdiction. It is recognized that in case of litigation under this Indenture or the Redevelopment Agreement, and in particular in case of the enforcement thereof upon an Event of Default, or if the Trustee deems that by reason of any present or future law of any jurisdiction it may not exercise any of the powers, rights or remedies herein granted to the Trustee, or take any other action which may be desirable or necessary in connection therewith, it may be necessary or desirable that the Trustee appoint an individual or institution as a co trustee or separate trustee, and the Trustee is hereby authorized to appoint such co trustee or separate trustee.

(b) If the Trustee appoints an additional individual or institution as co trustee or separate trustee, each and every remedy, power, right, claim, demand, cause of action, immunity, title, interest and lien expressed or intended by this Indenture to be exercised by the Trustee with respect thereto shall be exercisable by such co trustee or separate trustee but only to the extent necessary to enable such co trustee or separate trustee to exercise such powers, rights and remedies, and every covenant and obligation necessary to the exercise thereof by such co trustee or separate trustee shall run to and be enforceable by either of them.

(c) Should any deed, conveyance or instrument in writing from the City be required by the co trustee or separate trustee so appointed by the Trustee for more fully and certainly vesting in and confirming to him or it such properties, rights, powers, trusts, duties and obligations, any and all such deeds, conveyances and instruments in writing shall, on request, be executed, acknowledged and delivered by the City.

(d) If any co trustee or separate trustee dies, becomes incapable of acting, resigns or is removed, all the properties, rights, powers, trusts, duties and obligations of such co trustee or separate trustee, so far as permitted by law, shall vest in and be exercised by the Trustee until the appointment of a successor to such co trustee or separate trustee.

**Section 811 Annual Statement.** Unless the Trustee is providing statements more frequently, the Trustee shall render an annual statement for each calendar year ending December 31 to the Developer and the City and, if so requested and the expense thereof is paid, to any Owner requesting the same. The annual statement shall show in reasonable detail all financial transactions relating to the Trust Estate during the accounting period and shall include a break-down of money deposited into each account of the Revenue Fund and the balance in any funds and accounts created by this Indenture as of the beginning and close of such accounting period.

**Section 812 Paying Agents; Registrar; Appointment and Acceptance of Duties; Removal.**

(a) The Trustee is hereby designated and agrees to act as Paying Agent and as Registrar for and in respect of the Notes.

(b) The City may appoint one or more additional Paying Agents for the Notes. Each Paying Agent other than the Trustee shall signify its acceptance of the duties and obligations imposed upon it by the Indenture by executing and delivering to the City and the Trustee a written acceptance thereof. The City may remove any Paying Agent other than the Trustee and any successors thereto, and appoint a successor or successors thereto; provided that any such Paying Agent designated by the City shall continue to be a Paying Agent of the City for the purpose of paying the principal of and interest on the Notes until the designation of a successor as such Paying Agent and acceptance by such successor of the appointment. Each Paying Agent is hereby authorized to pay or redeem Notes when such Notes are duly presented to it for payment or redemption, which Notes shall thereafter be delivered to the Trustee for cancellation.

(c) The Paying Agent may at any time resign and be discharged of the duties and obligations created by this Indenture by giving at least sixty (60) days' notice to the City and the Trustee. The Paying Agent may be removed by the City at any time by an instrument signed by the City and filed with the Paying Agent and the Trustee. In the event of the resignation or removal of the Paying Agent, the Paying Agent shall pay over, assign and deliver any moneys held by it in such capacity to its successor or, if there be no successor, to the Trustee.

If the City fails to appoint a Paying Agent hereunder, or the Paying Agent resigns or is removed, or is dissolved, or if the property or affairs of the Paying Agent are taken under the control of any state or federal court or administrative body because of bankruptcy or insolvency, or for any other reason, and the City has not appointed its successor as Paying Agent, the Trustee shall *ipso facto* be deemed to be the Paying Agent for all purposes of this Indenture until the appointment by the City of the Paying Agent or successor Paying Agent, as the case may be. The Trustee shall give each Owner notice by first class mail of the appointment of a Paying Agent or successor Paying Agent.

**ARTICLE IX.  
SATISFACTION AND DISCHARGE OF THE INDENTURE****Section 901 Satisfaction and Discharge of the Indenture.**

(a) When the principal of and interest on all the Notes have been paid in accordance with their terms or provision has been made for such payment, as provided in Section 902 hereof, and provision also is made for paying all other sums payable hereunder, including the fees and expenses of the Trustee and the Paying Agents to the date of payment of the Notes, then the right, title and interest of the Trustee under this Indenture shall thereupon cease, determine and be void, and thereupon the Trustee shall

cancel, discharge and release this Indenture and shall execute, acknowledge and deliver to the City such instruments of satisfaction and discharge or release as shall be required to evidence such release and the satisfaction and discharge of this Indenture, and shall assign and deliver to the City any property at the time subject to this Indenture which may then be in the Trustee's possession, except amounts in the Revenue Fund and the Debt Service Fund required to be paid to the City under **Section 403** and **Section 404** respectively, and except funds or securities in which such moneys are invested and held by the Trustee for the payment of the principal of and interest on the Notes.

(b) The City is hereby authorized to accept a certificate of the Trustee stating that the whole amount of the principal and interest so due and payable upon all of the Notes then Outstanding has been paid or provision for such payment has been made in accordance with **Section 902** hereof as evidence of satisfaction of this Indenture, and upon receipt thereof the City shall cancel and erase the inscription of this Indenture from its records.

**Section 902 Notes Deemed to Be Paid.**

(a) Notes shall be deemed to be paid within the meaning of this Article when payment of the principal on such Notes, plus interest thereon to the due date thereof (whether such due date is by reason of maturity or upon redemption as provided in this Indenture, or otherwise), either (1) has been made or caused to be made in accordance with the terms hereof, or (2) provision therefor has been made by depositing with the Trustee, in trust and irrevocably setting aside exclusively for such payment, (i) moneys sufficient to make such payment or (ii) non callable Government Securities maturing as to principal and interest in such amount and at such times as will ensure the availability of sufficient moneys to make such payment and, with respect to Tax-Exempt Notes deemed to be paid within the meaning of this Article, the Trustee shall have received an opinion of Bond Counsel (which opinion may be based upon a ruling or rulings of the Internal Revenue Service) to the effect that such deposit will not cause the interest on such Tax-Exempt Notes to be included in gross income for purposes of federal income taxation. At such time as a Note is deemed to be paid hereunder as aforesaid, such Note shall no longer be secured by or be entitled to the benefits of this Indenture, except for the purposes of any such payment from such moneys or Government Securities.

(b) Notwithstanding the foregoing, in the case of Notes which by their terms may be redeemed prior to the stated maturities thereof, no deposit under clause (2) of subsection (a) above shall be deemed a payment of such Notes as aforesaid until, as to all such Notes which are to be redeemed prior to their respective stated maturities, proper notice of such redemption has been given in accordance with **ARTICLE III** hereof or irrevocable instructions have been given to the Trustee to give such notice.

(c) Notwithstanding any provision of any other Section of this Indenture which may be contrary to the provisions of this Section, all moneys or Government Securities set aside and held in trust pursuant to the provisions of this Section for the payment of Notes and interest thereon shall be applied to and be used solely for the payment of the particular Notes and interest thereon with respect to which such moneys and Government Securities have been so set aside in trust.

**ARTICLE X.  
SUPPLEMENTAL INDENTURES**

**Section 1001 Supplemental Indentures Not Requiring Consent of Owners.** The City and the Trustee may from time to time, without the consent of or notice to any of the Owners, enter into such Supplemental Indenture or Supplemental Indentures as are not inconsistent with the terms and provisions hereof, for any one or more of the following purposes:

(a) To cure any ambiguity or formal defect or omission in this Indenture or to release property from the Trust Estate which was included by reason of an error or other mistake;

(b) To grant to or confer upon the Trustee for the benefit of the Owners any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Owners or the Trustee or either of them;

(c) To subject to this Indenture additional revenues, properties or collateral;

(d) To modify, amend or supplement this Indenture or any indenture supplemental hereto in such manner as to permit the qualification of the Indenture under the Trust Indenture Act of 1939, as then amended, or any similar federal statute hereafter in effect, or to permit the qualification of the Notes for sale under the securities laws of any state of the United States;

(e) To provide for the refunding of any Notes in accordance with the terms hereof;

(f) To evidence the appointment of a separate trustee or the succession of a new trustee hereunder; or

(g) To make any other change which, in the sole judgment of the Trustee, does not materially adversely affect the interests of the Owners. In exercising such judgment the Trustee may rely on an Opinion of Counsel.

**Section 1002 Supplemental Indentures Requiring Consent of Owners.** In addition to Supplemental Indentures permitted by **Section 1001** hereof and subject to the terms and provisions contained in this Section, and not otherwise, with the consent of the Owners of not less than a majority in aggregate principal amount of the Notes then Outstanding, the City and the Trustee may from time to time enter into such other Supplemental Indenture or Supplemental Indentures as shall be deemed necessary and desirable by the City for the purpose of modifying, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Indenture or in any Supplemental Indenture; provided, however, that nothing in this Section contained

shall permit or be construed as permitting:

- (a) an extension of the maturity of the principal of or the scheduled date of payment of interest on any Note;
- (b) a reduction in the principal amount, redemption premium or any interest payable on any Note;
- (c) a privilege or priority of any Note or Notes over any other Note or Notes;
- (d) a reduction in the aggregate principal amount of Notes the Owners of which are required for consent to any such Supplemental Indenture; or
- (e) the modification of the rights, duties or immunities of the Trustee, without the written consent of the Trustee.

If at any time the City requests the Trustee to enter into any such Supplemental Indenture for any of the purposes of this Section, the Trustee shall cause notice of the proposed execution of such Supplemental Indenture to be mailed by first class mail to each Owner. Such notice shall briefly set forth the nature of the proposed Supplemental Indenture and shall state that copies thereof are on file at the principal corporate trust office of the Trustee for inspection by all Owners. If, within sixty (60) days or such longer period as shall be prescribed by the City following the mailing of such notice, the Owners of not less than a majority in aggregate principal amount of the Notes Outstanding at the time of the execution of any such Supplemental Indenture have consented to and approved the execution thereof as herein provided, no Owner of any Note shall have any right to object to any of the terms and provisions contained therein, or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee or the City from executing the same or from taking any action pursuant to the provisions thereof. Upon the execution of any such Supplemental Indenture as in this Section permitted and provided, this Indenture shall be and be deemed to be modified and amended in accordance therewith.

**Section 1003 Developer's Consent to Supplemental Indentures.** Anything herein to the contrary notwithstanding, a Supplemental Indenture which affects any rights or obligations of the Developer shall not become effective unless and until the Developer has consented in writing to the execution and delivery of such Supplemental Indenture. In this regard, the Trustee shall cause notice of the proposed execution and delivery of any such Supplemental Indenture together with a copy of the proposed Supplemental Indenture to be mailed to the Developer at least forty-five (45) days prior to the proposed date of execution and delivery of any such Supplemental Indenture.

**Section 1004 Opinion of Bond Counsel.** Notwithstanding anything to the contrary in **Section 1001** or **Section 1002** hereof, before the City and the Trustee enter into any Supplemental Indenture pursuant to **Section 1001** or **Section 1002** hereof, there shall have been delivered to the Trustee an opinion of Bond Counsel stating that such Supplemental Indenture is authorized or permitted by this Indenture and the TIF Act, complies with their respective terms, will, upon the execution and delivery thereof, be valid and binding upon the City in accordance with its terms and will not adversely affect the exclusion from federal gross income of interest on any Tax-Exempt Notes then Outstanding.

#### ARTICLE XI. MISCELLANEOUS PROVISIONS

**Section 1101 Consents and Other Instruments by Owners.** Any consent, request, direction, approval, objection or other instrument required by this Indenture to be signed and executed by the Owners may be in any number of concurrent writings of similar tenor and may be signed or executed by such Owners in person or by agent appointed in writing. Proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of Notes, if made in the following manner, shall be sufficient for any of the purposes of this Indenture, and shall be conclusive in favor of the Trustee with regard to any action taken, suffered or omitted under any such instrument, namely:

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

(b) The fact of ownership of Notes and the amount or amounts, numbers and other identification of such Notes, and the date of holding the same shall be proved by the Register. In all cases where Notes are owned by persons other than the City, the Developer or an assignee of the City or the Developer, in determining whether the Owners of the requisite principal amount of Notes Outstanding have given any request, demand, authorization, direction, notice, consent or waiver under this Indenture, Notes owned by, or held by or for the account of, the City, the Developer or any affiliate or any Person controlling, controlled by or under common control with any of them, shall be disregarded and deemed not to be Outstanding under this Indenture.

**Section 1102 Notices.** Except as otherwise provided herein, it shall be sufficient service of any notice, request, complaint, demand or other paper required by this Indenture to be given to or filed with the City, the Trustee, the Developer or the Owners if the same is duly mailed by first class mail, postage pre paid, or sent by telecopy or telex or other similar communication, or when given by telephone, confirmed in writing by first class mail, postage pre paid, or sent by telecopy or telex or other similar communication, on the same day, addressed:

- (a) To the City at: City of St. Louis, Missouri  
City Hall  
Tucker and Market Streets  
St. Louis, Missouri 63103  
Attention: Mayor, Room 200  
Facsimile: (314) 622-4061  
Attention: Comptroller, Room 311  
Facsimile: (314) 622-4026  
Attention: Treasurer, Room 220  
Facsimile: (314) 622-4246  
Attention: City Counselor, Room 314  
Facsimile: (314) 622-4956
- With a copy to: St. Louis Development Corporation  
1015 Locust Street, Suite 1200  
St. Louis, Missouri 63101  
Attention: Executive Director  
Facsimile: (314) 622-3413
- And to: Armstrong Teasdale LLP  
One Metropolitan Square, Suite 2600  
St. Louis, Missouri 63102  
Attention: James E. Mello  
Facsimile: (314) 621-5065
- (b) To the Trustee at: UMB Bank, N.A.  
2401 Grand Boulevard, Suite 200  
Kansas City, Missouri 64108  
Attention: Corporate Trust Department  
Facsimile: (816) 860-3029
- (c) To the Developer at: Grand Center, Inc.  
634 North Grand, Suite 10A  
St. Louis, Missouri 63108  
Attention: President  
Facsimile: (314) 633-3345
- With a copy to: Bryan Cave LLP  
One Metropolitan Square, Suite 3600  
St. Louis, Missouri 63102  
Attention: Linda Martinez  
Facsimile: (314) 259-2020
- (d) To the Owners at: Address of each Owner of the Notes at the time Outstanding, as shown on the Register.

In the event of any notice to a party other than the City, a copy of said notice shall be provided to the City.

**Section 1103 Limitation of Rights Under the Indenture.** With the exception of rights herein expressly conferred and as otherwise provided in this Section, nothing expressed or mentioned in or to be implied by this Indenture or the Notes is intended or shall be construed to give any person other than the parties hereto, and the Owners of the Notes, any right, remedy or claim under or in respect to this Indenture. This Indenture and all of the covenants, conditions and provisions hereof are, except as otherwise provided in this Section, intended to be and are for the sole and exclusive benefit of the parties hereto and the Owners of the Notes as herein provided.

**Section 1104 Suspension of Mail Service.** If, because of the temporary or permanent suspension of mail service or for any other reason, it is impossible or impractical to mail any notice in the manner herein provided, then such delivery of notice in lieu thereof as shall be made with the approval of the Trustee shall constitute a sufficient notice.

**Section 1105 Business Days.** If any date for the payment of principal of or interest on the Notes or the taking of any other action hereunder is not a Business Day, then such payment shall be due, or such action shall be taken, on the first Business Day thereafter.

**Section 1106 Immunity of Officers, Employees and Members of City.** No recourse shall be had for the payment of the principal of or interest on any of the Notes or for any claim based thereon or upon any obligation, covenant or agreement in this Indenture contained against any past, present or future officer, director, member, employee or agent of the City, the governing body of the City, or of any successor public corporation, as such, either directly or through the City or any successor public corporation, under any rule of law or equity, statute or constitution, or by the enforcement of any assessment or penalty or otherwise,

and all such liability of any such officers, directors, members, employees or agents as such is hereby expressly waived and released as a condition of and consideration for the execution of this Indenture and the issuance of such Notes.

**Section 1107 No Sale.** The City covenants and agrees that, except as provided herein or in the Redevelopment Agreement, it will not sell, convey, assign, pledge, encumber or otherwise dispose of any part of the moneys subject to this Indenture.

**Section 1108 Severability.** If any provision of this Indenture is held or deemed to be invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstances, or of rendering any other provision or provisions herein contained invalid, inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or Sections in this Indenture contained shall not affect the remaining portions of this Indenture, or any part thereof.

**Section 1109 Execution in Counterparts.** This Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

**Section 1110 Governing Law.** This Indenture shall be governed exclusively by and construed in accordance with the applicable laws of the State.

(The remainder of this page is intentionally left blank.)

**IN WITNESS WHEREOF,** the City of St. Louis, Missouri, has caused this Trust Indenture to be signed in its name and behalf by its elected officials and its corporate seal to be hereunto affixed and attested by the City Register, all as of the day first above written.

**APPROVED AS TO FORM**

**CITY OF ST. LOUIS, MISSOURI**

By: \_\_\_\_\_  
Patricia A. Hageman, City Counselor

By: \_\_\_\_\_  
Francis G. Slay  
Mayor

ATTEST:

By: \_\_\_\_\_  
Darlene Green  
Comptroller

\_\_\_\_\_  
Parrie L. May  
Register

[SEAL]

**IN WITNESS WHEREOF,** to evidence its acceptance of the trusts hereby created, UMB Bank, N.A., has caused these presents to be signed in its name and behalf and its corporate seal to be hereunto affixed and attested by its duly authorized officers, all as of the day and year first above written.

**UMB BANK, N.A., as Trustee**

By \_\_\_\_\_  
Title: \_\_\_\_\_

[SEAL]

ATTEST:

Title: \_\_\_\_\_

**EXHIBIT A  
LEGAL DESCRIPTION OF REDEVELOPMENT AREA**

**EXHIBIT B**

**FORM OF SERIES A AND SERIES B NOTES**

THIS NOTE OR ANY PORTION HEREOF MAY BE TRANSFERRED, ASSIGNED OR NEGOTIATED ONLY TO (A) THE DEVELOPER OR A RELATED ENTITY, (B) AN

“ACCREDITED INVESTOR” UNDER RULE 501(A) OF REGULATION D PROMULGATED UNDER THE SECURITIES ACT OF 1933, (C) A “QUALIFIED INSTITUTIONAL BUYER” UNDER RULE 144A PROMULGATED UNDER THE SECURITIES ACT OF 1933 OR (D) ANY GENERAL BUSINESS CORPORATION OR ENTERPRISE WITH TOTAL ASSETS IN EXCESS OF \$50,000,000.

UNITED STATES OF AMERICA  
STATE OF MISSOURI

Registered  
No. R-\_\_

Registered  
Up to \$ \_\_\_\_\_  
(See **Schedule A** attached)

NOT TO EXCEED

\$ \_\_\_\_\_

CITY OF ST. LOUIS, MISSOURI  
[TAX-EXEMPT] [TAXABLE] TAX INCREMENT REVENUE NOTES  
SERIES [A][B]  
(GRAND CENTER [SLU] REDEVELOPMENT PROJECT)

Rate of Interest: As provided herein

Maturity Date: \_\_\_\_\_, 2018

REGISTERED OWNER:

PRINCIPAL AMOUNT: See **SCHEDULE A** attached hereto.

The **CITY OF ST. LOUIS, MISSOURI**, a city and political subdivision duly organized and existing under its charter and the constitution and laws of the State of Missouri (the “City”), for value received, hereby promises to pay to the registered owner shown above, or registered assigns, the Principal Amount shown from time to time on **Schedule A** attached hereto on the Maturity Date shown above unless called for redemption prior to the Maturity Date, and to pay simple interest thereon from the effective date of registration shown from time to time on **Schedule A** attached hereto or from the most recent Interest Payment Date (as defined herein) to which interest has been paid or duly provided for, at the Interest Rate. “Interest Rate” means [as to the Series A Notes, a fixed rate per annum, determined on the date of issuance of such Notes, U.S. Bank, National Association’s cost of funds, plus two and one-half percent (2.50%)] [as to Series B Notes, the Variable Rate, which shall apply until the Interest Rate Change Date, and thereafter the Fixed Rate]; provided, in no event shall the Interest Rate on any Note exceed ten percent (10%) per annum. [“Interest Rate Change Date” means the first day of the month next succeeding the expiration of eighteen (18) months following the date of issuance of any Series B Notes. “Variable Rate” means a variable rate of interest per annum, calculated on the date of issuance of such Notes, which is equal to one-month LIBOR plus two and one-half percent (2.50%). “Fixed Rate” means, as to Series B Notes, Series C Notes and Series D Notes, a fixed rate per annum equal to U.S. Bank, National Association’s cost of funds plus two and one-half percent (2.50%), determined two (2) Business Days prior to the applicable Interest Rate Change Date.]

Interest shall be payable commencing on the first day of May or November following issuance of the Notes, and on each May 1 and November 1 thereafter until the Notes are paid in full.

Except as otherwise provided herein, the capitalized terms herein shall have the meanings as provided in the Indenture (as hereinafter defined).

WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST HEREON HAS BEEN PAID IN FULL, THE OBLIGATIONS OF THE CITY WITH RESPECT TO THIS NOTE TERMINATE ON THE EARLIER OF \_\_\_\_\_, 2018 OR DISSOLUTION OF THE SPECIAL ALLOCATION FUND FOR THE REDEVELOPMENT AREA AND TERMINATION OF THE DESIGNATION OF THE REDEVELOPMENT AREA AS A REDEVELOPMENT AREA PURSUANT TO A JUDGMENT BY ANY COURT OF COMPETENT JURISDICTION FOLLOWING EXPIRATION OR EXHAUSTION OF ALL RIGHTS OF APPEAL. REFERENCE IS MADE TO THE INDENTURE FOR A COMPLETE DESCRIPTION OF THE CITY’S OBLIGATIONS HEREUNDER.

The principal of this Note shall be paid at maturity or upon earlier redemption to the person in whose name this Note is registered at the maturity or redemption date hereof, upon presentation and surrender of this Note at the payment office of UMB Bank, N.A., St. Louis, Missouri (the “Trustee”). The interest payable on this Note on any Interest Payment Date shall be paid to the person in whose name this Note is registered on the Register at the close of business on the fifteenth day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date. Such interest shall be payable (i) by check or draft of the Trustee mailed to the person in whose name this Note is registered on the Note Register as of the commencement of business of the Trustee on the Record Date for such Interest Payment Date, or (ii) in the case of an interest payment to any Owner of \$500,000 or more in aggregate principal amount of Notes, by electronic transfer to such Owner upon written notice to the Trustee from such Owner containing the electronic transfer instructions including the bank (which shall be in the continental United States), ABA routing number and account number to which such Owner wishes to have such transfer directed. No principal on the Notes is payable unless the Owner thereof has surrendered such Notes at the payment office of the Trustee. The principal or redemption price of and

interest on the Notes shall be payable by check or draft in any coin or currency that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

This Note is one of an authorized series of fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [A][B],” which together with another authorized series of fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [A][B],” aggregate principal amount of up to \$ \_\_\_\_\_ (together, the “*Series [A][B] Notes*”). The Series [A][B] Notes are being issued for the purpose of paying a portion of the redevelopment project costs relating to the SLU Arena in connection with the Grand Center TIF Redevelopment Plan, under the authority of and in full compliance with the constitution and laws of the State of Missouri, including particularly the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 through 99.865, inclusive, of the Revised Statutes of Missouri, as amended (the “*TIF Act*”), and pursuant to a Trust Indenture dated as of \_\_\_\_\_ 1, 2006, between the City and the Trustee (the “*Indenture*”).

Also authorized to be issued pursuant to the Indenture are fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [A][B],” which together with another authorized series of fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [A][B],” aggregate principal amount of up to \$ \_\_\_\_\_ and fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Subordinate Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [C][D],” which together with another authorized series of fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [C][D],” aggregate principal amount of up to \$ \_\_\_\_\_ (the Series [C][D] Notes are collectively, the “*Subordinate Notes*”). Subject to certain conditions contained in the Indenture, the City may issue additional Series B Notes in an aggregate principal amount of up to \$4,500,000 (the “*Additional Series B Notes*”). The Subordinate Notes and the Additional Series B Notes together with the Series [A][B] Notes are herein called the “*Notes*”).

The Notes shall not constitute debts or liabilities of the City, the State of Missouri or any political subdivision thereof within the meaning of any constitutional or statutory debt limitation or restriction. Neither the City, the Tax Increment Financing Commission of the City of St. Louis, Missouri, the Commissioners of said Commission, the officers and employees of the City nor any person executing the Notes shall be personally liable for such obligations by reason of the issuance thereof.

The Notes and the interest thereon shall be special, limited obligations of the City payable solely from the applicable Pledged Revenues and other moneys pledged thereto and held by the Trustee as provided in the Indenture, and are secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate to the Trustee and in favor of the Owners of the Notes, as provided in the Indenture.

“*Pledged Revenues*” means (1) [all SLU Available Revenues][Available Revenues], (2) all moneys held in the Revenue Fund under the Indenture, (3) [as to Series B Notes all moneys held in the Debt Service Reserve Fund under the Indenture], and (4) all moneys held in the Debt Service Fund under the Indenture, together in each case with investment earnings thereon.

[“*SLU Available Revenues*” means all SLU Economic Activity Tax Revenues on deposit from time to time (including investment earnings thereon) in SLU Sub-Account of the EATs Account of the Special Allocation Fund that have been appropriated to the repayment of the Notes, excluding (i) any amount paid under protest until the protest is withdrawn or resolved against the taxpayer or (ii) any sum received by the City which is the subject of a suit or other claim communicated to the City which suit or claim challenges the collection of such sum.]

[“*SLU Economic Activity Tax Revenues*” means all of the following, solely with respect to the SLU Sub-Area: fifty percent (50%) of the total additional revenues from taxes, penalties and interest which are imposed by the City or other taxing districts (as that term is defined in Section 99.805(16) of the TIF Act) and which are generated by economic activities within the SLU Sub-Area over the amount of such taxes generated by economic activities within the SLU Sub-Area in the calendar year ending December 31, 2001 (subject to annual appropriation by the City), as defined and described in Sections 99.805(4) and 99.845 of the TIF Act, but excluding therefrom personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, and taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, all as provided in Section 99.845 of the TIF Act, as amended from time to time. Notwithstanding the foregoing, SLU Economic Activity Tax Revenues shall not include the operating levy for school purposes imposed by or any sales tax imposed by the Transitional School District of the City of St. Louis]

[“*Available Revenues*” means all moneys on deposit from time to time (including investment earnings thereon) in each of (a) the PILOTs Account of the Special Allocation Fund, and (b) the EATs Account of the Special Allocation Fund that have been appropriated to the repayment of the Notes, excluding (i) any amount paid under protest until the protest is withdrawn or resolved against the taxpayer or (ii) any sum received by the City which is the subject of a suit or other claim communicated to the City which suit or claim challenges the collection of such sum; provided, however, that Available Revenues shall not include the SLU Available Revenues as defined in the Indenture.]

[“*Grand Center TIF Revenues*” means, the following, so long as any Notes are Outstanding: (1) payments in lieu of taxes (as that term is defined in Section 99.805(10) of the TIF Act) attributable to the increase in the current equalized assessed valuation

of each taxable lot, block, tract, or parcel of real property located within the Redevelopment Area and any applicable penalty and interest over and above the initial equalized assessed value (as that term is used and described in Section 99.845.1 of the TIF Act) of each such unit of property, as paid to the City Treasurer by the City Collector of Revenue during the term of the Redevelopment Plan, and (2) fifty percent (50%) of the total additional revenues from taxes, penalties and interest which are imposed by the City or other taxing districts (as that term is defined in Section 99.805(16) of the TIF Act) and which are generated by economic activities within the Redevelopment Area (exclusive of the SLU Sub-Area) over the amount of such taxes generated by economic activities within the Redevelopment Area (exclusive of the SLU Sub-Area) in the calendar year ending December 31, 2001 (subject to annual appropriation by the City as provided in the TIF Act), as defined and described in Sections 99.805(4) and 99.845 of the TIF Act, but excluding therefrom personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, and taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, all as provided in Section 99.845 of the TIF Act, as amended from time to time. Notwithstanding the foregoing, Grand Center TIF Revenues shall not include the operating levy for school purposes imposed by or any sales tax imposed by the Transitional School District of the City of St. Louis. At any time when Series A Notes are no longer Outstanding, "Grand Center Revenues" shall include all of the foregoing within the Redevelopment Area including the SLU Sub-Area.]

On or before 12:00 noon on the first Business Day of each calendar month while the Notes remain Outstanding, the City shall transfer to the Trustee for deposit into the various accounts and sub-accounts of Revenue Fund all SLU Available Revenues and Available Revenues.

[SLU Available Revenues on deposit in the Revenue Fund shall be applied to payments on the Notes as follows: first, to pay arbitrage rebate, if any; second, to pay the fees and expenses of the City and the Land Clearance for Redevelopment Authority of the City (the "SLDC"); third, to pay the fees and expenses of the Trustee and any Paying Agents; fourth, to pay past due interest on the Series A Notes; fifth to pay interest on the Series A Notes; sixth, to pay scheduled mandatory sinking fund principal on the Series A Notes; seventh, to pay special mandatory redemption on the Series A Notes; and thereafter, upon payment in full of all Series A Notes, to the Grand Center Account of the Revenue Fund, all as more fully described in the Indenture.]

[Available Revenues on deposit in the Revenue Fund shall be applied to payments on the Notes as follows: first, to pay arbitrage rebate, if any; second, to pay the fees and expenses of the City and the SLDC third, to pay the fees and expenses of the Trustee and any Paying Agents; fourth, to pay past due interest on the Series B Notes; fifth to pay interest on the Series B Notes; sixth, to pay scheduled principal on the Series B Notes; seventh, to fund the Reserve Fund for the Series B Notes in the amount of the Reserve Requirement; eighth, to pay special mandatory redemption on the Series B Notes; ninth, upon payment in full of all Series B Notes, to pay debt service on the Subordinate Series C Notes; tenth, upon payment in full of all Series B Notes and all Subordinate Series C Notes, to pay debt service on the Subordinate Series D Notes; eleventh, upon payment in full and cancellation of all Series B Notes and Subordinate Series C Notes and Subordinate Series D Notes, all moneys remaining in the Grand Center Account of the Revenue Fund shall be held in such Account for a period of twelve (12) months and may be utilized to pay Reimbursable Project Costs relating to Phase II Redevelopment Projects pursuant to the terms of the Redevelopment Agreement or any applicable Parcel Development Agreement and/or debt service on any notes issued by the City in connection therewith ("*Phase II Notes*"); and thereafter all other remaining money in the Special Allocation Fund shall annually be declared as surplus and distributed in the manner provided in the TIF Act.all as more fully described in the Indenture.]

*Optional Redemption.* The Notes are subject to optional redemption by the City, at the direction of the Developer, in whole or in part at any time at a redemption price of 100% of the principal amount of the Notes to be redeemed, plus accrued interest thereon to the date fixed for redemption; provided that no optional redemption shall occur in any year until the special mandatory redemption, if any, for such series of Notes pursuant to Section 302(b) of the Indenture has occurred for such Notes on May 1 of such year.

*Special Mandatory Redemption.* The Notes are subject to special mandatory redemption as follows: (i) the Series A Notes are subject to special mandatory redemption by the City on each May 1, occurring after the acceptance by the City of the final Certificate of Substantial Completion for the SLU Arena; (ii) the Series B Notes are subject to special mandatory redemption by the City on each May 1, occurring after the acceptance by the City of the final Certificate of Substantial Completion for the I Redevelopment Projects financed with such Series B Notes, in each case at a redemption price equal to 100% of the principal amount being redeemed; together with the accrued interest thereon to the date fixed for redemption, in an amount equal to the amount which is on deposit in the SLU Account or Grand Center Account, as applicable, forty (40) days prior to such May 1 or, if such date is not a Business Day, the immediately preceding Business Day.

Unless waived by any Owner of Notes to be redeemed, official notice of any optional redemption of any Note shall be given by the Trustee on behalf of the City by mailing a copy of an official redemption notice by first class mail, postage prepaid, at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to the Owner of the Note or Notes to be redeemed at the address shown on the Register; provided, however, that failure to give such notice by mailing as aforesaid to any Owner or any defect therein as to any particular Note shall not affect the validity of any proceedings for the redemption of any other Notes. Notice of redemption having been given as aforesaid, and provided that moneys or Government Securities are on deposit with the Trustee to effect the required redemption, the Notes or the portions of the principal amount of Notes thus called for redemption shall cease to bear interest on the specified redemption date, provided moneys sufficient for the payment of the redemption price are on deposit at the place of payment at the time, and shall no longer be entitled to the protection, benefit or security of the Indenture and shall not be deemed to be Outstanding under the provisions thereof.

The Notes shall be issuable as fully registered Notes in the Authorized Denomination of \$100,000 or any integral multiple

of \$1,000 in excess thereof, except with respect to any final Certification of Reimbursable Redevelopment Project Costs for a particular Redevelopment Project, which may be issued in the denomination of \$1,000 or any integral multiple thereof.

Notes shall be redeemed shall be redeemed only in Authorized Denominations. When less than all of the Outstanding Notes are to be redeemed and paid prior to maturity, such Notes or portions of Notes to be redeemed shall be selected in Authorized Denominations by the Trustee in such equitable manner as it may determine.

This Note may be transferred or exchanged, as provided in the Indenture, only upon the Register, upon surrender of this Note together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered owner or the registered owner's duly authorized agent. EXCEPT AS OTHERWISE PROVIDED IN THE INDENTURE, THE OWNER HEREOF EXPRESSLY AGREES, BY SUCH OWNER'S ACCEPTANCE HEREOF, THAT THE RIGHT TO TRANSFER, ASSIGN OR NEGOTIATE THIS NOTE SHALL BE LIMITED TO TRANSFER, ASSIGNMENT OR NEGOTIATION TO (A) THE DEVELOPER OR A RELATED ENTITY (AS DEFINED HEREIN), (B) AN "ACCREDITED INVESTOR" UNDER RULE 501(A) OF REGULATION D PROMULGATED UNDER THE SECURITIES ACT OF 1933, (C) A "QUALIFIED INSTITUTIONAL BUYER" UNDER RULE 144A PROMULGATED UNDER THE SECURITIES ACT OF 1933 OR (D) ANY GENERAL BUSINESS CORPORATION OR ENTERPRISE WITH TOTAL ASSETS IN EXCESS OF \$50,000,000. Accordingly, this Note will be transferable only upon prior delivery to the Trustee of a letter in substantially the form attached to the Indenture as Exhibit C, signed by the transferee, showing that such transferee satisfies such requirements. After the Trustee receives the foregoing statement, a new Note of the same maturity and in the same principal amount outstanding as the Note which was presented for transfer or exchange shall be issued to the transferee in exchange therefor as provided in the Indenture, and upon payment of the charges therein prescribed. The City and the Trustee may deem and treat the person in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes.

This Note shall not be valid or binding on the City or be entitled to any security or benefit under the Indenture until the Certificate of Authentication hereon has been executed by the Trustee.

**IT IS HEREBY CERTIFIED AND DECLARED** that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Notes have existed, happened and been performed in due time, form and manner as required by law.

[The remainder of this page intentionally left blank.]

**IN WITNESS WHEREOF**, the **CITY OF ST. LOUIS, MISSOURI** has executed this Note by causing it to be signed by the manual or facsimile signature of its Mayor, Comptroller and Treasurer and attested by the manual or facsimile signature of its City Register, and its official seal to be affixed or imprinted hereon, and this Note to be dated as of the effective date of registration as shown on Schedule A attached hereto.

APPROVED AS TO FORM

**CITY OF ST. LOUIS, MISSOURI**

By: \_\_\_\_\_  
Patricia A. Hageman, City Counselor

By: \_\_\_\_\_  
Francis G. Slay  
Mayor

ATTEST:

By: \_\_\_\_\_  
Darlene Green  
Comptroller

\_\_\_\_\_  
Parrie L. May  
Register

[SEAL]

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

\_\_\_\_\_  
(Print or Type Name, Address and Social Security Number or other Taxpayer Identification Number of Transferee)

the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints \_\_\_\_\_ agent to transfer the within Note on the books kept by the Trustee for the registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_.

\_\_\_\_\_  
NOTICE: The signature to this assignment must correspond with the name of the

Registered Owner as it appears on the face of the within Note in every particular.

Signature Guaranteed By:

\_\_\_\_\_  
(Name of Eligible Guarantor Institution)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution as defined by SEC Rule 17Ad-15 (17 CFR 240.17Ad-15).

**SCHEDULE A**

**CERTIFICATE OF AUTHENTICATION**

This Note is one of the Notes described in the within-mentioned Indenture.

<u>Date<sup>(1)</sup></u>	<u>Additions to Principal Amount<sup>(2)</sup></u>	<u>Principal Amount Paid</u>	<u>Outstanding Principal Amount</u>	<u>Authorized Signatory of Trustee</u>
_____ -> _____	\$ _____	\$ _____	\$ _____	\$ _____
_____ -> _____				
_____ -> _____				
_____ -> _____				
_____ -> _____				
_____ -> _____				
_____ -> _____				
_____ -> _____				
_____ -> _____				
_____ -> _____				
_____ -> _____				

- (1) Date of Advance (which constitutes Date of Registration with respect to such portion of the Note) or Interest Payment Date. Advances are limited to one per calendar month.
- (2) Limited to advances of \$100,000 or any \$1,000 increment in excess thereof, except with respect to an advance pursuant to a final Certificate of Reimbursable Redevelopment Project Costs, which may be for \$1,000 or any integral multiple thereof.

**EXHIBIT B-1  
FORM OF SUBORDINATE SERIES A NOTES AND SUBORDINATE SERIES B NOTES**

THIS NOTE OR ANY PORTION HEREOF MAY BE TRANSFERRED, ASSIGNED OR NEGOTIATED ONLY TO (A) THE DEVELOPER OR A RELATED ENTITY, (B) AN "ACCREDITED INVESTOR" UNDER RULE 501(A) OF REGULATION D PROMULGATED UNDER THE SECURITIES ACT OF 1933, (C) A "QUALIFIED INSTITUTIONAL BUYER" UNDER RULE 144A PROMULGATED UNDER THE SECURITIES ACT OF 1933 OR (D) ANY GENERAL BUSINESS CORPORATION OR ENTERPRISE WITH TOTAL ASSETS IN EXCESS OF \$50,000,000.

**THIS NOTE IS SUBJECT TO THE SUBORDINATION PROVISIONS OF THE INDENTURE AND ALL RENEWALS, MODIFICATIONS, AMENDMENTS, CONSOLIDATIONS, REPLACEMENTS AND/OR EXTENSIONS THEREOF.**

**UNITED STATES OF AMERICA  
STATE OF MISSOURI**

Registered  
No. R-\_\_

Registered  
Up to \$ \_\_\_\_\_  
(See Schedule A attached)

**NOT TO EXCEED**

\$ \_\_\_\_\_

**CITY OF ST. LOUIS, MISSOURI  
[TAX-EXEMPT] [TAXABLE] TAX INCREMENT REVENUE NOTES  
SUBORDINATE SERIES [C][D]  
(GRAND CENTER REDEVELOPMENT PROJECT)**

Rate of Interest: As provided herein

Maturity Date: \_\_\_\_\_, 2018

REGISTERED OWNER:

PRINCIPAL AMOUNT: See **SCHEDULE A** attached hereto.

The **CITY OF ST. LOUIS, MISSOURI**, a city and political subdivision duly organized and existing under its charter and the constitution and laws of the State of Missouri (the “City”), for value received, hereby promises to pay to the registered owner shown above, or registered assigns, the Principal Amount shown from time to time on **Schedule A** attached hereto on the Maturity Date shown above unless called for redemption prior to the Maturity Date, and to pay simple interest thereon from the effective date of registration shown from time to time on **Schedule A** attached hereto or from the most recent Interest Payment Date (as defined herein) to which interest has been paid or duly provided for, at the Interest Rate. “*Interest Rate*” means the Variable Rate, which shall apply until the Interest Rate Change Date, and thereafter the Fixed Rate; provided, in no event shall the Interest Rate on any Note exceed ten percent (10%) per annum. “*Interest Rate Change Date*” means the first day of the month next succeeding the expiration of eighteen (18) months following the date of issuance of any Series B Notes. “*Variable Rate*” means a variable rate of interest per annum, calculated on the date of issuance of such Notes, which is equal to one-month LIBOR plus two and one-half percent (2.50%). “*Fixed Rate*” means a fixed rate per annum equal to U.S. Bank, National Association’s cost of funds plus two and one-half percent (2.50%), determined two (2) Business Days prior to the applicable Interest Rate Change Date.

Interest shall be payable commencing on the first day of May or November following issuance of the Notes, and on each May 1 and November 1 thereafter until the Notes are paid in full.

Except as otherwise provided herein, the capitalized terms herein shall have the meanings as provided in the Indenture (as hereinafter defined).

WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST HEREON HAS BEEN PAID IN FULL, THE OBLIGATIONS OF THE CITY WITH RESPECT TO THIS NOTE TERMINATE ON THE EARLIER OF \_\_\_\_\_, 2018 OR DISSOLUTION OF THE SPECIAL ALLOCATION FUND FOR THE REDEVELOPMENT AREA AND TERMINATION OF THE DESIGNATION OF THE REDEVELOPMENT AREA AS A REDEVELOPMENT AREA PURSUANT TO A JUDGMENT BY ANY COURT OF COMPETENT JURISDICTION FOLLOWING EXPIRATION OR EXHAUSTION OF ALL RIGHTS OF APPEAL. REFERENCE IS MADE TO THE INDENTURE FOR A COMPLETE DESCRIPTION OF THE CITY’S OBLIGATIONS HEREUNDER.

The principal of this Note shall be paid at maturity or upon earlier redemption to the person in whose name this Note is registered at the maturity or redemption date hereof, upon presentation and surrender of this Note at the payment office of UMB Bank, N.A., St. Louis, Missouri (the “Trustee”). The interest payable on this Note on any Interest Payment Date shall be paid to the person in whose name this Note is registered on the Register at the close of business on the fifteenth day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date. Such interest shall be payable (i) by check or draft of the Trustee mailed to the person in whose name this Note is registered on the Note Register as of the commencement of business of the Trustee on the Record Date for such Interest Payment Date, or (ii) in the case of an interest payment to any Owner of \$500,000 or more in aggregate principal amount of Notes, by electronic transfer to such Owner upon written notice to the Trustee from such Owner containing the electronic transfer instructions including the bank (which shall be in the continental United States), ABA routing number and account number to which such Owner wishes to have such transfer directed. No principal on the Notes is payable unless the Owner thereof has surrendered such Notes at the payment office of the Trustee. The principal or redemption price of and interest on the Notes shall be payable by check or draft in any coin or currency that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

This Note is one of an authorized series of fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Subordinate Tax Increment Revenue Notes (Grand Center Redevelopment Project), Series [C][D],” which together with another authorized series of fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Subordinate Tax Increment Revenue Notes (Grand Center Redevelopment Project), Series [C][D],” aggregate principal amount of up to \$ \_\_\_\_\_ (together, the “*Subordinate Series [C][D] Notes*”). The Subordinate Series [C][D] Notes are being issued for the purpose of paying a portion of the redevelopment project costs relating in connection with the Grand Center TIF Redevelopment Plan, under the authority of and in full compliance with the constitution and laws of the State of Missouri, including

particularly the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 through 99.865, inclusive, of the Revised Statutes of Missouri, as amended (the “*TIF Act*”), and pursuant to a Trust Indenture dated as of \_\_\_\_\_ 1, 2006, between the City and the Trustee (the “*Indenture*”).

Also authorized to be issued pursuant to the Indenture are fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [A][B],” which together with another authorized series of fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [A][B],” aggregate principal amount of up to \$ \_\_\_\_\_ and fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [A][B],” which together with another authorized series of fully registered notes of the City designated “City of St. Louis, Missouri, [Tax-Exempt] [Taxable] Tax Increment Revenue Notes (Grand Center [SLU] Redevelopment Project), Series [A][B],” aggregate principal amount of up to \$ \_\_\_\_\_. Subject to certain conditions contained in the Indenture, the City may issue additional Series B Notes in an aggregate principal amount of up to \$4,500,000 (the “*Additional Series B Notes*”). The Subordinate Series [C][D] Notes and the Additional Series B Notes are together with the Series [A][B] Notes called the “*Notes*”).

The Notes shall not constitute debts or liabilities of the City, the State of Missouri or any political subdivision thereof within the meaning of any constitutional or statutory debt limitation or restriction. Neither the City, the Tax Increment Financing Commission of the City of St. Louis, Missouri, the Commissioners of said Commission, the officers and employees of the City nor any person executing the Notes shall be personally liable for such obligations by reason of the issuance thereof.

The Notes and the interest thereon shall be special, limited obligations of the City payable solely from the applicable Pledged Revenues and other moneys pledged thereto and held by the Trustee as provided in the Indenture, and are secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate to the Trustee and in favor of the Owners of the Notes, as provided in the Indenture.

“*Pledged Revenues*” means (1) all Available Revenues, (2) all moneys held in the Revenue Fund under the Indenture, and (3) all moneys held in the Debt Service Fund under the Indenture, together in each case with investment earnings thereon.

“*Available Revenues*” means all moneys on deposit from time to time (including investment earnings thereon) in each of (a) the PILOT’s Account of the Special Allocation Fund, and (b) the EATs Account of the Special Allocation Fund that have been appropriated to the repayment of the Notes, excluding (i) any amount paid under protest until the protest is withdrawn or resolved against the taxpayer or (ii) any sum received by the City which is the subject of a suit or other claim communicated to the City which suit or claim challenges the collection of such sum; provided, however, that Available Revenues shall not include the SLU Available Revenues as defined in the Indenture.

“*Grand Center TIF Revenues*” means, the following, so long as any Notes are Outstanding: (1) payments in lieu of taxes (as that term is defined in Section 99.805(10) of the TIF Act) attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property located within the Redevelopment Area and any applicable penalty and interest over and above the initial equalized assessed value (as that term is used and described in Section 99.845.1 of the TIF Act) of each such unit of property, as paid to the City Treasurer by the City Collector of Revenue during the term of the Redevelopment Plan, and (2) fifty percent (50%) of the total additional revenues from taxes, penalties and interest which are imposed by the City or other taxing districts (as that term is defined in Section 99.805(16) of the TIF Act) and which are generated by economic activities within the Redevelopment Area (exclusive of the SLU Sub-Area) over the amount of such taxes generated by economic activities within the Redevelopment Area (exclusive of the SLU Sub-Area) in the calendar year ending December 31, 2001 (subject to annual appropriation by the City as provided in the TIF Act), as defined and described in Sections 99.805(4) and 99.845 of the TIF Act, but excluding therefrom personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, and taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, all as provided in Section 99.845 of the TIF Act, as amended from time to time. Notwithstanding the foregoing, Grand Center TIF Revenues shall not include the operating levy for school purposes imposed by or any sales tax imposed by the Transitional School District of the City of St. Louis. At any time when Series A Notes are no longer Outstanding, “Grand Center Revenues” shall include all of the foregoing within the Redevelopment Area including the SLU Sub-Area.

On or before 12:00 noon on the first Business Day of each calendar month while the Notes remain Outstanding, the City shall transfer to the Trustee for deposit into the various accounts and sub-accounts of Grand Center Account of Revenue Fund all Available Revenues and Available Revenues.

Available Revenues on deposit in the Revenue Fund shall be applied to payments on the Notes as follows: first, to pay arbitrage rebate, if any; second, to pay the fees and expenses of the City and the SLDC third, to pay the fees and expenses of the Trustee and any Paying Agents; fourth, to pay past due interest on the Series B Notes; fifth to pay interest on the Series B Notes; sixth, to pay scheduled principal on the Series B Notes; seventh, to fund the Reserve Fund for the Series B Notes in the amount of the Reserve Requirement; eighth, to pay special mandatory redemption on the Series B Notes; ninth, upon payment in full of all Series B Notes, to pay debt service on the Subordinate Series C Notes; tenth, upon payment in full of all Series B Notes and all Subordinate Series C Notes, to pay debt service on the Subordinate Series D Notes; eleventh, upon payment in full and cancellation of all Series B Notes and Subordinate Series C Notes and Subordinate Series D Notes, all moneys remaining in the Grand Center Account of the Revenue Fund shall be held in such Account for a period of twelve (12) months and may be utilized to pay Reimbursable Project Costs relating to Phase II Redevelopment Projects pursuant to the terms of the Redevelopment Agreement or

any applicable Parcel Development Agreement and/or debt service on any notes issued by the City in connection therewith ("**Phase II Notes**"); and thereafter all other remaining money in the Special Allocation Fund shall annually be declared as surplus and distributed in the manner provided in the TIF Act, all as more fully described in the Indenture.

*Optional Redemption.* The Notes are subject to optional redemption by the City, at the direction of the Developer, in whole or in part at any time at a redemption price of 100% of the principal amount of the Notes to be redeemed, plus accrued interest thereon to the date fixed for redemption; provided that no optional redemption shall occur in any year until the special mandatory redemption, if any, for such series of Notes pursuant to Section 302(b) of the Indenture has occurred for such Notes on May 1 of such year.

*Special Mandatory Redemption.* [Once no Series B Notes are Outstanding, the Subordinate Series C Notes are subject to special mandatory redemption by the City on each May 1 occurring after the acceptance by the City of the final Certificate of Substantial Completion for the Redevelopment Projects financed with such Subordinate Series C Notes, at a redemption price equal to 100% of the principal amount being redeemed, together with the accrued interest thereon to the date fixed for redemption, in an amount equal to the amount which is on deposit in the Grand Center Account of the Debt Service Fund forty (40) days prior to such May 1 or, if such date is not a Business Day, the immediately preceding Business Day.]

[Once no Series B Notes are Outstanding and no Subordinate Series C Notes are Outstanding, the Subordinate Series D Notes are subject to special mandatory redemption by the City on each May 1 occurring after the acceptance by the City of the final Certificate of Substantial Completion for the Redevelopment Projects financed with such Subordinate Series D Notes, at a redemption price equal to 100% of the principal amount being redeemed, together with the accrued interest thereon to the date fixed for redemption, in an amount equal to the amount which is on deposit in the Grand Center Account of the Debt Service Fund forty (40) days prior to such May 1 or, if such date is not a Business Day, the immediately preceding Business Day.]

Unless waived by any Owner of Notes to be redeemed, official notice of any optional redemption of any Note shall be given by the Trustee on behalf of the City by mailing a copy of an official redemption notice by first class mail, postage prepaid, at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to the Owner of the Note or Notes to be redeemed at the address shown on the Register; provided, however, that failure to give such notice by mailing as aforesaid to any Owner or any defect therein as to any particular Note shall not affect the validity of any proceedings for the redemption of any other Notes. Notice of redemption having been given as aforesaid, and provided that moneys or Government Securities are on deposit with the Trustee to effect the required redemption, the Notes or the portions of the principal amount of Notes thus called for redemption shall cease to bear interest on the specified redemption date, provided moneys sufficient for the payment of the redemption price are on deposit at the place of payment at the time, and shall no longer be entitled to the protection, benefit or security of the Indenture and shall not be deemed to be Outstanding under the provisions thereof.

The Notes shall be issuable as fully registered Notes in the Authorized Denomination of \$100,000 or any integral multiple of \$1,000 in excess thereof, except with respect to any final Certification of Reimbursable Redevelopment Project Costs for a particular Redevelopment Project, which may be issued in the denomination of \$1,000 or any integral multiple thereof.

Notes shall be redeemed shall be redeemed only in Authorized Denominations. When less than all of the Outstanding Notes are to be redeemed and paid prior to maturity, such Notes or portions of Notes to be redeemed shall be selected in Authorized Denominations by the Trustee in such equitable manner as it may determine.

This Note may be transferred or exchanged, as provided in the Indenture, only upon the Register, upon surrender of this Note together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered owner or the registered owner's duly authorized agent. EXCEPT AS OTHERWISE PROVIDED IN THE INDENTURE, THE OWNER HEREOF EXPRESSLY AGREES, BY SUCH OWNER'S ACCEPTANCE HEREOF, THAT THE RIGHT TO TRANSFER, ASSIGN OR NEGOTIATE THIS NOTE SHALL BE LIMITED TO TRANSFER, ASSIGNMENT OR NEGOTIATION TO (A) THE DEVELOPER OR A RELATED ENTITY (AS DEFINED HEREIN), (B) AN "ACCREDITED INVESTOR" UNDER RULE 501(A) OF REGULATION D PROMULGATED UNDER THE SECURITIES ACT OF 1933, (C) A "QUALIFIED INSTITUTIONAL BUYER" UNDER RULE 144A PROMULGATED UNDER THE SECURITIES ACT OF 1933 OR (D) ANY GENERAL BUSINESS CORPORATION OR ENTERPRISE WITH TOTAL ASSETS IN EXCESS OF \$50,000,000. Accordingly, this Note will be transferable only upon prior delivery to the Trustee of a letter in substantially the form attached to the Indenture as **Exhibit C**, signed by the transferee, showing that such transferee satisfies such requirements. After the Trustee receives the foregoing statement, a new Note of the same maturity and in the same principal amount outstanding as the Note which was presented for transfer or exchange shall be issued to the transferee in exchange therefor as provided in the Indenture, and upon payment of the charges therein prescribed. The City and the Trustee may deem and treat the person in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes.

This Note shall not be valid or binding on the City or be entitled to any security or benefit under the Indenture until the Certificate of Authentication hereon has been executed by the Trustee.

**IT IS HEREBY CERTIFIED AND DECLARED** that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Notes have existed, happened and been performed in due time, form and manner as required by law.

**IN WITNESS WHEREOF**, the **CITY OF ST. LOUIS, MISSOURI** has executed this Note by causing it to be signed

by the manual or facsimile signature of its Mayor, Comptroller and Treasurer and attested by the manual or facsimile signature of its City Register, and its official seal to be affixed or imprinted hereon, and this Note to be dated as of the effective date of registration as shown on Schedule A attached hereto.

APPROVED AS TO FORM

CITY OF ST. LOUIS, MISSOURI

By: \_\_\_\_\_  
Patricia A. Hageman, City Counselor

By: \_\_\_\_\_  
Francis G. Slay  
Mayor

ATTEST:

By: \_\_\_\_\_  
Darlene Green  
Comptroller

\_\_\_\_\_  
Parrie L. May  
Register

[SEAL]

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

\_\_\_\_\_  
(Print or Type Name, Address and Social Security Number or other Taxpayer Identification Number of Transferee)

the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints \_\_\_\_\_ agent to transfer the within Note on the books kept by the Trustee for the registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_.

\_\_\_\_\_  
NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears on the face of the within Note in every particular.

Signature Guaranteed By:

\_\_\_\_\_  
(Name of Eligible Guarantor Institution)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution as defined by SEC Rule 17Ad-15 (17 CFR 240.17Ad-15).

SCHEDULE A

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes described in the within-mentioned Indenture.

<u>Date<sup>(1)</sup></u>	<u>Additions to Principal Amount<sup>(2)</sup></u>	<u>Principal Amount Paid</u>	<u>Outstanding Principal Amount</u>	<u>Authorized Signatory of Trustee</u>
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____				
_____				
_____				
_____				
_____				

- \_\_\_\_\_ → \_\_\_\_\_
- (1) Date of Advance (which constitutes Date of Registration with respect to such portion of the Note) or Interest Payment Date. Advances are limited to one per calendar month.
  - (2) Limited to advances of \$100,000 or any \$1,000 increment in excess thereof, except with respect to an advance pursuant to a final Certificate of Reimbursable Redevelopment Project Costs, which may be for \$1,000 or any integral multiple thereof.

**EXHIBIT C  
PURCHASER'S LETTER OF REPRESENTATIONS**

\_\_\_\_\_, 20\_\_

City of St. Louis, Missouri  
City Hall  
Tucker and Market Streets  
St. Louis, Missouri 63103  
Attention: Mayor, Room 200  
Attention: Comptroller, Room 311

St. Louis Development Corporation  
1015 Locust Street, Suite 1200  
St. Louis, Missouri 63101  
Attention: Dale Ruthsatz

UMB Bank, N.A.  
2401 Grand Boulevard, Suite 200  
Kansas City, Missouri 64108  
Attention: Corporate Trust Department

Re: City of St. Louis, Missouri [Tax-Exempt] [Taxable] Tax Increment Revenue Notes, [Subordinate] Series [A][B][C][D] (Grand Center [SLU] Redevelopment Project)

Ladies and Gentlemen:

This letter is to provide you with certain representations and agreements with respect to the purchase by the undersigned of up to \$ \_\_\_\_\_ principal amount of [Tax-Exempt] [Taxable] Tax Increment Revenue Notes, [Subordinate] Series [A][B][C][D] (Grand Center [SLU] Redevelopment Project) (the "*Series [A][B][C][D] Notes*"), issued by the City of St. Louis, Missouri (the "*City*"). The Series [A][B][C][D] Notes are secured in the manner set forth in Ordinance No. \_\_\_\_\_ of the City, adopted on \_\_\_\_\_, 2006 (the "*Note Ordinance*") and the Trust Indenture dated as of \_\_\_\_\_ 1, 2006 (the "*Indenture*"), between the City and UMB Bank, N.A., as trustee. The undersigned hereby represents to each of you and agrees with each of you, as follows:

1. The undersigned is [the Developer or a Related Entity (as defined in the Indenture)] [an "accredited investor" under Rule 501(a) of Regulation D promulgated under the Securities Act of 1933] [a "qualified institutional buyer" under Rule 144a promulgated under the Securities Act of 1933] [a general business corporation or enterprise with total assets in excess of \$50,000,000].

2. The undersigned acknowledges that the City has not made any representation or warranty concerning the accuracy or completeness of any information furnished in connection with the purchase by the undersigned of the Series [A][B][C][D] Notes. Accordingly, the undersigned has not relied upon the City as to the accuracy or completeness of such information. As a sophisticated investor, the undersigned has made its own decision to purchase the Series [A][B][C][D] Notes is based solely upon its own inquiry and analysis.

3. The undersigned understands that the Series [A][B][C][D] Notes do not constitute an indebtedness of the City or a loan or credit thereof within the meaning of any constitutional or statutory debt limitation or restriction.

4. The undersigned is familiar with and has counsel who are familiar with the federal and state legislation, rules, regulations and case law pertaining to the transfer and distribution of securities, including, but not limited to, disclosure obligations of the seller incident to any such transfer or distribution. The undersigned hereby covenants and agrees that the undersigned will not sell, offer for sale, pledge, transfer, convey, hypothecate, mortgage or dispose of the Series [A][B][C][D] Notes or any interest therein in violation of applicable federal or state law or in violation of restrictions on sale, assignment, negotiation or transfer of the Series [A][B][C][D] Notes as set forth in **paragraph 6** below.

5. The undersigned is purchasing the Series [A][B][C][D] Notes for its own account for investment (and not on behalf of another) and[, other than a contemplated pledge of the Series B Notes], has no present intention of reselling the Series [A][B][C][D] Notes or dividing its interest therein. Notwithstanding the foregoing, the undersigned has the right to sell, offer for sale, pledge, transfer, convey, hypothecate, mortgage or dispose of the Series [A][B][C][D] Notes at some future date determined by it, provided that such disposition is not in violation of restrictions on sale, assignment, negotiation or transfer of the Series [A][B][C][D] Notes as set forth in **paragraph 6** below.

6. The undersigned acknowledges that the right to sell, assign, negotiate or otherwise transfer the Series

[A][B][C][D] Notes shall be limited to (a) the Developer or a Related Entity (as defined in the Indenture), (b) an "accredited investor" under Rule 501(a) of Regulation D promulgated under the Securities Act of 1933, (c) a "qualified institutional buyer" under Rule 144a promulgated under the Securities Act of 1933, or (d) a general business corporation or enterprise with total assets in excess of \$50,000,000.

7. The undersigned agrees to indemnify and hold you harmless from any and all claims, judgments, attorneys' fees and expenses of whatsoever nature, whether relating to litigation or otherwise, resulting from any attempted or affected sale, offer for sale, pledge, transfer, conveyance, hypothecation, mortgage or disposition of the Series [A][B][C][D] Notes in violation of this letter.

8. The undersigned has satisfied itself that the Series [A][B][C][D] Notes may be legally purchased by the undersigned.

Sincerely,

\_\_\_\_\_ as Purchaser

By: \_\_\_\_\_ Title: \_\_\_\_\_

Approved: March 22, 2006

**ORDINANCE #67061  
Board Bill No. 432**

**AN ORDINANCE AFFIRMING ADOPTION OF A REDEVELOPMENT PLAN, REDEVELOPMENT AREA AND REDEVELOPMENT PROJECT; DESIGNATING AS DEVELOPER OF THE EUCLID/BUCKINGHAM REDEVELOPMENT AREA THE TREASURER OF THE CITY OF ST. LOUIS, MISSOURI, IN HIS CAPACITY AS SUPERVISOR OF PARKING METERS (THE "DEVELOPER"); AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER; PRESCRIBING THE FORM AND DETAILS OF SAID AGREEMENT; 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.**

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

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

**WHEREAS**, on February 9, 2006, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act (hereinafter defined), and received comments from all interested persons and taxing districts affected by the Redevelopment Plan and the redevelopment project described therein, after which said public hearing was continued to February 10, 2006; and

**WHEREAS**, on February 10, 2006, the TIF Commission concluded the public hearing and did recommend and make findings with respect to the Redevelopment Plan and the redevelopment project described therein; and

**WHEREAS**, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 through 99.865 of the Revised Statutes of Missouri (2000), as amended (the "Act" or "TIF Act"), and after due consideration of the TIF Commission's recommendations, the Board of Aldermen of the City of St. Louis, Missouri adopted Ordinance No. \_\_\_\_\_ [Board Bill No. \_\_\_\_\_] on \_\_\_\_\_, 2006, which Ordinance (i) adopted and approved a redevelopment plan entitled the "Euclid/Buckingham Redevelopment Area Redevelopment Plan" (the "Redevelopment Plan"), (ii) designated the Euclid/Buckingham Redevelopment Area (as described in the Redevelopment Plan) as a "redevelopment area" as that term is defined in the TIF Act (the "Redevelopment Area"), (iii) adopted and approved the Redevelopment Project described in the Redevelopment Plan, (iv) adopted tax increment allocation financing within the Redevelopment Area, (v) established the City of St. Louis, Missouri "Euclid/Buckingham Special Allocation Fund," and (vi) made certain findings with respect thereto, all as set forth in such Ordinance and in accordance with the requirements of the Act; and

**WHEREAS**, the Redevelopment Plan proposes to redevelop the Redevelopment Area by renovating the Redevelopment Area and constructing residential space, commercial space and structured public parking (the "Redevelopment Project," or "TIF Project" as further set forth in the Redevelopment Plan); and

**WHEREAS**, it is necessary and desirable and in the best interest of the City to enter into the Redevelopment Agreement

with the Treasurer of the City of St. Louis, Missouri, in his capacity as the Supervisor of Parking Meters, as "Developer," in order that Developer may complete the Redevelopment Project which will provide for the promotion of the general welfare through redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City of St. Louis, providing for a stabilized population and plan for the optimal growth of the City of St. Louis, providing needed public parking in a central business district area, encouragement of a sense of community identity, safety and civic pride, and the elimination of impediments to land disposition and development in the City of St. Louis; and

**WHEREAS**, pursuant to the provisions of the TIF Act, the City is authorized to enter into a redevelopment agreement with the Developer setting forth the respective rights and obligations of the City and Developer with regard to the redevelopment of the Redevelopment Area (the "Redevelopment Agreement"); and

**WHEREAS**, the Board of Aldermen hereby determines that the terms of the Redevelopment Agreement attached as **Exhibit A** hereto and incorporated herein by reference are acceptable and that the execution, delivery and performance by the City and the Developer of their respective obligations under the Redevelopment Agreement are in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the TIF Act and the Redevelopment Plan.

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

**SECTION ONE.** The Board of Aldermen hereby ratifies and confirms its approval of the Redevelopment Plan, Redevelopment Area and Redevelopment Project. The Board of Aldermen further finds and determines that it is necessary and desirable to enter into the Redevelopment Agreement with the Treasurer of the City of St. Louis, Missouri, in his capacity as Supervisor of Parking Meters, as Developer of the Redevelopment Area, in order to implement the Redevelopment Project and to enable the Developer to carry out its proposal for development of the Redevelopment Project.

**SECTION TWO.** The Board of Aldermen finds and determines that the assistance of tax increment financing is necessary and desirable in order to implement the Redevelopment Project and to enable the Developer to carry out its proposal for development of the Redevelopment Project.

**SECTION THREE.** The Board of Aldermen hereby approves, and the Mayor and Comptroller of the City are hereby authorized and directed to execute, on behalf of the City, the Redevelopment Agreement by and between the City and the Developer, attached hereto as Exhibit A, and the City Register is hereby authorized and directed to attest to the Redevelopment Agreement and to affix the seal of the City thereto. The Redevelopment Agreement shall be in substantially the form attached hereto as **Exhibit A**, with such changes therein as shall be approved by said Mayor and Comptroller executing the same and as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized.

**SECTION FOUR.** The Mayor and Comptroller of the City or their designated representatives are hereby authorized and directed to take any and all actions to execute and deliver for and on behalf of the City any and all additional certificates, documents, agreements or other instruments as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their designated representatives.

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

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

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

**EXHIBIT A  
EUCLID/BUCKINGHAM REDEVELOPMENT AREA  
REDEVELOPMENT AGREEMENT**

is on file in the Register's Office.

**Approved: March 22, 2006**

**ORDINANCE #67062  
Board Bill No. 433**

**AN ORDINANCE DESIGNATING A PORTION OF THE CITY OF ST. LOUIS, MISSOURI, AS A REDEVELOPMENT AREA KNOWN AS THE EUCLID/BUCKINGHAM REDEVELOPMENT AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENT 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 EUCLID/BUCKINGHAM SPECIAL ALLOCATION FUND; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.**

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

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

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

**WHEREAS**, staff and consultants of the City and the Treasurer of the City of St. Louis, Missouri, in his capacity as Supervisor of Parking Meters (the "Developer"), prepared a plan for redevelopment titled "Euclid/Buckingham Redevelopment Area Redevelopment Plan" dated November 14, 2005, as amended on February 1, 2006, (the "Redevelopment Plan"), for an area which includes three adjacent parcels which front the southern right of way Buckingham Court and the easternmost of which fronts the western right of way of Euclid Avenue, and which includes a portion of the vacated street right-of-way of Buckingham Court, and which contains 0.9 acres of land (the "Redevelopment Area" or "Area"), which Redevelopment Area is more fully described in the Redevelopment Plan, attached hereto and incorporated herein as **Exhibit A**; and

**WHEREAS**, the Redevelopment Plan proposes to redevelop the Redevelopment Area by renovating the Area and constructing residential space with certain ancillary commercial space and including a public structured parking facility, as set forth in the Redevelopment Plan (the "Redevelopment Project," or "TIF Project"); and

**WHEREAS**, on February 9, 2006, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act and received comments from all interested persons and taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; the public hearing was then continued to February 10, 2006; and

**WHEREAS**, on February 10, 2006, the TIF Commission concluded the public hearing and found that completion of the Redevelopment Project would provide a substantial and significant public benefit through the creation of new housing, creation of new jobs and commercial space, the strengthening of the employment and economic base of the City, increasing property values and tax revenues, increasing the available public parking for the business district in which the Redevelopment area is located, stabilization of the Redevelopment Area, and facilitation of economic stability for the City as a whole, and further found that without the assistance of tax increment financing in accordance with the TIF Act, the Redevelopment Project is not financially feasible and would not otherwise be completed; and

**WHEREAS**, on February 10, 2006, the TIF Commission voted to recommend that the Board of Aldermen adopt an ordinance in the form required by the Act (i) adopting tax increment financing within the Redevelopment Area, (ii) approving the Redevelopment Plan, (iii) approving and designating the Redevelopment Area as a "redevelopment area" as provided in the Act, (iv) approving the Redevelopment Project as described within the Redevelopment Plan, and (v) approving the issuance of tax increment financing revenue notes in the amount as specified in the Redevelopment Plan; and

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

**WHEREAS**, the Board of Aldermen has received the recommendations of the TIF Commission regarding the Redevelopment Area and the Redevelopment Plan and finds that it is desirable and in the best interests of the City to designate the

Redevelopment Area as a “redevelopment area” as provided in the TIF Act, adopt the Redevelopment Plan and Redevelopment Project in order to encourage and facilitate the redevelopment of the Redevelopment Area; and

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

**WHEREAS**, it is necessary and desirable and in the best interest of the City to adopt tax increment allocation financing within the Redevelopment Area and to establish a special allocation fund for the Redevelopment Area in order to provide for the promotion of the general welfare through redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City of St. Louis, providing for a stabilized population and plan for the optimal growth of the City of St. Louis, and in particular, the central west-end St. Louis area, encouragement of a sense of community identity, safety and civic pride, the provision of public parking within a commercial district, and the elimination of impediments to land disposition and development in the City of St. Louis.

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

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

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

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

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

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

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

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

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

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

**SECTION TWO.** The Redevelopment Area described in the Redevelopment Plan is hereby designated as a “redevelopment area” as defined in Section 99.805(11) of the TIF Act.

**SECTION THREE.** The Redevelopment Plan as reviewed and recommended by the TIF Commission on February 10, 2006, including all amendments thereto, and the Redevelopment Project described in the Redevelopment Plan are hereby adopted and approved. A copy of the Redevelopment Plan is attached hereto as **Exhibit A** and incorporated herein by reference.

**SECTION FOUR.** There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the “Euclid/Buckingham Redevelopment Area Special Allocation Fund.” To the extent permitted by law, the City hereby pledges funds in the Euclid/Buckingham Redevelopment Area Special Allocation Fund for the payment of redevelopment project costs and obligations incurred in the payment thereof.

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

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

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

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

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

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

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

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

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

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

**EXHIBIT A  
EUCLID/BUCKINGHAM REDEVELOPMENT AREA REDEVELOPMENT PLAN**

**Redevelopment Plan  
Euclid/Buckingham Redevelopment Area**

**Prepared for:**

**City of St. Louis  
Tax Increment Financing Commission**

**Prepared by:  
PGAV URBAN CONSULTING  
St. Louis, Missouri**

**February 10, 2006**

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**APPENDIX**

**Appendix A - TIF Act**

**Appendix B - Supporting Plates**

- Plate 1 - Proposed Redevelopment Area and Redevelopment Project Area Boundary Plate 2 - Existing Land Use
- Plate 3 - Existing Zoning
- Plate 4 - General Land Use Plan

**Appendix C - Photo Appendix**

**SECTION 1  
INTRODUCTION**

**CONCEPT OF TAX INCREMENT FINANCING**

In pursuing the redevelopment of a declining area, or to induce the development of an area which has been deficient in growth and development, the State of Missouri has provided various statutory tools a municipality may use in order to initiate private and public development/redevelopment. One such tool is the Real Property Tax Increment Allocation Redevelopment Act (R.S. MO. Section 99.800 et seq.) also known as Tax Increment Financing (TIF), and hereinafter referred to as the TIF Act. This legislation provides for the establishment of tax increment financing districts referred to in the TIF Act as "redevelopment areas". In order to establish a TIF redevelopment area, the area proposed for designation must meet certain criteria as set forth in the TIF Act. These criteria are established in accordance with one of three types of redevelopment areas that may be designated. These types of redevelopment areas are:

- Blighted area;
- Conservation area; or
- Economic development area.

For an area to be designated as one of these, a redevelopment plan must be prepared which identifies specific redevelopment projects within the redevelopment area. The plan must outline the objectives that the plan intends to accomplish; how the redevelopment projects accomplish those objectives; and provide a program by which the objectives and the redevelopment projects will be accomplished. The purpose of establishing the redevelopment area is to reduce or eliminate blighting conditions, foster economic and physical improvements, and enhance the tax base of the taxing districts that levy taxes within the redevelopment area.

The concept of TIF is relatively simple. Incremental revenue is created when there is an increase in tax revenues in the designated area (the "Redevelopment Area") above the annual revenue that the redevelopment area generated in the year prior to its establishment. New development is "induced" to occur through the ability to use the incremental revenue created by the new development to finance the extraordinary costs of developing or redeveloping an area. More importantly, bonds or other financial obligations can be issued to capture the revenue at the inception of a project to repay these costs.

Typically, bonds or other financial obligations are issued to finance the costs associated with the various capital improvements and redevelopment projects that are proposed to occur in the area. These financial obligations are then retired on an annual basis using the incremental revenue generated from the new development. This revenue is set aside in a special fund known as the "special allocation fund". During the period in which the incremental revenue is dedicated to the purposes specified in the redevelopment plan (up to 23 years), all taxing districts that levy ad valorem taxes in the redevelopment area continue to receive the taxes based upon the property values and tax rates which existed prior to the new development and adoption of TIF. Those local jurisdictions that levy economic activity taxes (sales, utility, earnings, payroll and parking taxes) also continue to collect the amount of these taxes that existed prior to the implementation of a TIF district in addition to 50% of the new economic activity taxes generated by the project. In addition, local jurisdictions receive 100% of the new revenues generated by the Merchants and Manufacturers Replacement Tax and 100% of the new personal property taxes.

The TIF Act requires the City seeking to create a redevelopment area to create a TIF Commission. With regard to the City of St. Louis, this body is comprised of six individuals who are appointed by the chief elected officer of the City and three individuals who are appointed by the other taxing districts within the proposed redevelopment area. The three representing other taxing districts are appointed in two ways. Two of the three non-municipal appointments represent the school district that has territory within the redevelopment area. One member is appointed to represent all other taxing districts. The TIF Commission's role is to review and consider the area proposed to be designated as a redevelopment area and to make a recommendation to the governing body of the City regarding the establishment of the redevelopment area and the associated redevelopment plan and project(s). Once the TIF Commission's initial work is done, the members appointed by the school board and other taxing districts' terms expire. The members appointed by the City serve for terms of four years.

There are several advantages in choosing TIF over other redevelopment programs. Because the TIF Act authorizes the TIF revenues to be pledged to bonds or other financial obligations, the developer and the City have funds available at the beginning of the

development process when they are typically most needed. Another advantage is that TIF requires all the taxing entities to share in foregoing the receipt of new revenue during the period while the obligations are being retired. This is because, unlike tax abatement schemes, the City must dedicate 50% of all of its local economic activity tax revenue that is generated by the new development to the special allocation fund, not just its property tax increment. In addition, in the TIF process the City is vested with control over where and how the increment will be used. An additional advantage is that the City is allowed to use the power of eminent domain to ensure that necessary property acquisition occurs and that public improvements are built.

The initial step in forming a TIF district and establishing the redevelopment area is to analyze the area being contemplated for designation. This is necessary to determine whether the area can meet the criteria specified in the TIF Act for designation as a blighted, conservation, or an economic development area. Once the governing body of a City has determined that the area will qualify, it may approve a redevelopment plan (hereinafter referred to as “Redevelopment Plan” or the “Plan”). The Redevelopment Plan identifies objectives, policies, redevelopment projects, activities and costs necessary to accomplish the redevelopment of the area. Funding and financing aspects of the Plan are also outlined, as well as Plan schedules and dates for implementation. The text of the Act is provided in the **Appendix A**.

## SECTION 2 AREA DESCRIPTION AND BACKGROUND

The proposed Euclid/Buckingham Redevelopment Area (the Area) is located in the City of St. Louis and is comprised of three (3) adjacent parcels which front the southern right-of-way of Buckingham Court, the easternmost of which fronts the western right of way of Euclid Avenue. The Area also includes a portion of Buckingham Court, which is a privately owned street. A map of the proposed Area is provided in **Appendix B**, on **Plate 1 - Proposed Redevelopment Area and Redevelopment Project Area Boundary**. All of the properties in the Area, including Buckingham Court, are owned by the Treasurer’s Office of the City of St. Louis. Parcel data for the Area is located below in **Table 2-1**.

**Table 2-1  
Parcel Data  
Euclid/Buckingham Redevelopment Area**

Parcel #	Owner Name	Owner Address	2005 Assessment
38842301500	Treasurer City of St. Louis	1200 Market St. St. Louis, MO 65103	Exempt
38842301600	Treasurer City of St. Louis	1200 Market St. St. Louis, MO 65103	Exempt
38842301400	Treasurer City of St. Louis	1200 Market St. St. Louis, MO 65103	Exempt

The total land area of the parcels in the Area is approximately 0.9 acres. These parcels are currently zoned “H-Commercial” and “E-Multi-Family” by the City of St. Louis, though the City’s most recent land use plan designates the future uses of these parcels to be “Specialty MixedUse”. **Plate 2 - Existing Land Use and Plate 3 - Existing Zoning** in **Appendix B** show existing land use and zoning.

The parcels in the Area comprise a street-level surface parking lot owned by the Treasurer of the City of St. Louis in order to provide public parking for the surrounding commercial areas. The parcels in the Area were previously part of a larger surface parking lot that included two parcels to the south which front the north side of the Laclède Avenue right-of-way. Recently, construction began on the two parcels to the south of the Area where high-rise residential condominiums are being built. The Area is currently being utilized as a staging area for the construction of this project.

### PRIOR REDEVELOPMENT PLANS

The proposed Euclid/Buckingham Redevelopment Area was contained in both the original (1974) and subsequently revised development plan for the Washington University Medical Center Redevelopment Corporation (WUMCRC) formed pursuant to Chapter 353 (“Chapter 353”) R.S. MO (the original WUMCRC was established in Ordinance 56908). In 1974, the City of St. Louis passed a “blighting ordinance” (Ordinance 56759) for the area roughly bounded by Kingshighway to the west, Lindell Boulevard to the north, Boyle Street in the northeast, Washington University’s Medical Campus and Taylor Street in the southeast, and Manchester Road to the southwest. As a result, the Area has been formerly included in an analysis which identified the Area and surrounding properties as “blighted” under the definitions within Chapter 353. The Area is also adjacent to the Euclid/Laclède Avenue Urban Renewal Area formed under the Land Clearance For Redevelopment Authority (Ch. 99).

## SECTION 3 BLIGHTED AREA QUALIFICATION ANALYSIS

The purpose of this section is to present the findings of a qualification analysis prepared for the proposed Euclid/Buckingham Redevelopment Area. This document will establish the findings and conditions of an area shown in **Appendix B** as **Plate 1 -**

**Proposed Redevelopment Area and Predevelopment Project Area Boundary**, for the purposes of determining whether an area within the City of St. Louis, Missouri (City) qualifies as a “Blighted area” according to the Real Property Tax Increment Allocation Redevelopment Act (the Act) of the Revised Statutes of Missouri (RSMO).

The initial step in establishing a Redevelopment Area under the Act is for the governing body of the municipality to declare, by resolution or ordinance, that the proposed Area is a “Blighted area” in need of redevelopment or rehabilitation.

Section 99.800 of the Act defines a Blighted area as follows:

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

This section of the report analyzes the existing conditions as they relate to the definition of a “Blighted Area” in the Act. This analysis is based on an on-site investigation of the Area conducted by PGAV staff on October 17th, 2005, in addition to information provided by City Staff. Photographs illustrating certain conditions were taken during the site visit and are displayed in **Appendix C**. This report will not reflect changes in conditions or events that have occurred subsequent to the date of the site visit or publication of this report.

#### **DETERIORATION OF SITE IMPROVEMENTS**

A field inspection of the Area revealed that there were instances of physical deterioration throughout the Area. The entrance apron to the parking lot was found to be crumbling and in need of total replacement. The parking lot itself was found to have uneven pavement in many areas; most notably there were large depressions surrounding the storm drains on the surface of the parking lot.

The site improvements bordering Buckingham Court and the vacated section of Buckingham Court itself were found to be in disrepair. The sidewalks in the Area have not been well maintained and grass was found to be growing in the cracks between the slabs of pavement. The concrete curbing between the street and the sidewalk was found to be crumbling or completely missing in sections. The surface of Buckingham Court was found to be especially deteriorated in some sections such that there were potholes and, in one instance, grass was growing out of the pothole. In addition, the storm sewer inlets in the Area were found to be partially blocked by asphalt. After many years of repaving Buckingham Court with asphalt, the level of the street increased such that it rose over the storm sewers. In their present condition, the storm sewer inlets only have a couple of inches of opening which is blocked by debris. The **Photo Appendix** in **Appendix C** documents the presence of these conditions.

#### **ECONOMIC UNDERUTILIZATION**

In addition to deterioration of site improvements, the Area could also be characterized as exhibiting “economic underutilization”. The courts of Missouri have recognized economic underutilization as a blighting condition. Though it can be argued that any property could potentially be put to “a higher and better use”, this does not prevent a finding that economic underutilization contributes to a condition of blight. This premise was explicitly stated by the courts in the landmark Missouri Supreme Court case *Tierney v. Planned Industrial Expansion Authority of Kansas City, Missouri*, 742 S.W. 2d 146, 151 (Mo.1987).

In *Tierney* at 151, the Missouri Supreme Court stated:

*... (10) The owners, finally, attack the concept of “economic underutilization” as a basis for condemnation. They suggest that almost all land could be put to a higher and better use, and argue that the concept of economic underutilization is so broad as to confer upon the legislative authority and PIEA the unlimited discretion to take one person’s property for the benefit of another, contrary to Mo. Const. Art. I, Sec. 28.*

*We do not find the fault or the danger perceived. The concept of urban redevelopment has gone far beyond “slum clearance” and the concept of economic underutilization is a valid one. This is explicit in State ex rel. Atkinson v. Planned Industrial Expansion Authority of St. Louis, 517 S.W.2d 36 (Mo. Banc 1975), sustaining the statutes governing this case. Centrally located urban land is scarce. The problems of assembling tracts of sufficient size to attract developers, and of clearing uneconomic structures, are substantial and serious. The willingness of the owners to sell is not controlling. We need not repeat all of the evidence which was before the city council tending to show that redevelopment of this area would promote a higher level of economic activity, increased employment, and greater services to the public. Industrial development is a proper public purpose. We do not sit as a court of appeal over the decisions of the council. The burden is on the owners to show that the finding of blight constitutes an arbitrary or unreasonable abuse of the legislative authority...*

While the subject of the Tierney case was an industrial property, the concept of economic underutilization is applicable when examining the characteristics of other types of property and helps to understand the existing conditions which characterize an Area. The Euclid/Buckingham Redevelopment Area is currently a surface parking lot. The surrounding neighborhood and commercial districts in the Central West End are high-density commercial and residential uses. A surface parking lot is incongruous within the context of pedestrian-oriented commercial districts and high-density residential structures. The demand for land in such areas usually dictates a much more intensive use for properties over and above a simple surface parking lot. The fact that this property is presently not being utilized for a more intensive use, such as high density commercial or residential units, indicates economic underutilization

within the Redevelopment Area.

### **ECONOMIC LIABILITY**

The Central West End is a burgeoning pedestrian neighborhood. The persistence of deteriorated site improvements throughout the Area that are intended to be used and viewed by the public and, in particular, pedestrians, contributes to a negative image of the neighborhood and discourages pedestrians from utilizing the adjacent high-density commercial district. Any physical deterioration that detracts from commercial activity can be considered an economic liability to the surrounding community.

In the arena of public, tax-supported jurisdictions, a major component of economic growth is the locally generated tax revenues that support the service delivery mission of those jurisdictions. In situations where a given area fails to maintain reasonable levels of tax generation over an extended period of time, the taxing jurisdictions that rely upon the area for revenue generation suffer. Such situations hinder the ability of the taxing jurisdictions to have a stable and/or growing economic base that will generate the revenues necessary to provide services. An unstable, declining, or stagnant economic base is an economic liability for all the taxing jurisdictions that would otherwise benefit from an economically healthy area.

In its current form and use as a surface parking lot, the Area is significantly underutilized as an economic asset to the City and Area taxing jurisdictions that depend on the Area for the generation of tax revenues. Alternatively, the Area has significant potential for mixed-use, residential, or commercial development due to its location within the Central West End neighborhood and close proximity to Washington University, St. Louis University, the Barnes-Jewish Hospital complex, Forest Park, downtown St. Louis and the many cultural amenities of the City of St. Louis. The potential for increased tax revenues is contingent on the redevelopment of the Area to a more productive use.

As indicated by local businesses and governing officials, there is a significant need for transient public parking to serve the adjacent pedestrian-oriented commercial district. The Treasurer's Office has retained ownership of these properties in order to provide public parking. The Treasurer's Office has also recognized that the property is underutilized and that more public parking is necessary to serve the adjacent commercial district. On one hand, the property is economically underutilized in its present state as a surface parking lot. On the other hand, decreasing the amount of available public parking would negatively affect nearby businesses. This unique situation of economic underutilization and the necessity of providing public parking presents an economic liability to the surrounding community.

### **SUMMARY AND CONCLUSIONS**

PGAV Urban Consulting prepared this analysis of the factors that qualify the Area. It is the conclusion of PGAV Urban Consulting that the Area, on the whole, meets the criteria stated in the Act. In PGAV's opinion, the evidence of the extent of the existing conditions of the Area leading to an economic liability in its present condition and use, meet the criteria for a "Blighted Area" as set forth in the Act. In addition to PGAV's opinion, the proposed redeveloper of the Area has submitted a signed affidavit attesting that the provisions of the Act have been met.

In addition, the Area, on the whole, has not been subject to growth and investment by private enterprise and is not reasonably anticipated to be developed for a taxable, mixed-use project as envisioned by the City without adoption of tax increment financing. Public parking is needed to support the surrounding businesses and, therefore, without the Redevelopment Project, the City would need to continue to utilize the Area as a surface parking lot, though these remaining spaces are not enough to meet demand. The costs associated with structured parking make it economically unfeasible to provide for additional spaces without the assistance of tax increment financing. The proposed Redevelopment Project provides the opportunity to facilitate private investment to construct a mixed-use project as envisioned in the City's Strategic Plan; stimulate economic activity through the development of a taxable asset; and provide needed public parking spaces to facilitate economic stability for the surrounding restaurants and other small businesses.

## **SECTION 4 REDEVELOPMENT PLAN**

### **PROGRAM OBJECTIVES**

To establish a Redevelopment Area, a Plan must be reviewed by and receive a favorable recommendation by the TIF Commission and be approved by the Board of Aldermen. The Plan outlines the program that the City proposes to undertake to accomplish the objectives for the Redevelopment Area.

The City's objectives for this Plan are to facilitate the construction of new public parking facility for the Central West End and to facilitate private investment in a mixed-use redevelopment project. There are several goals that are intended to be achieved by the Redevelopment Plan including, but not necessarily limited to:

- Stimulate economic activity in the Central West End by providing public parking for patrons of the local businesses.
- Increasing the density of uses in the Central West End and further the City's goal to facilitate residential development/redevelopment within the City.
- Stimulate the City's tax base through the productive use of property and increased economic activity.

The following, more general objectives, also form the basis for the Redevelopment Plan:

- Eliminate the existing conditions that have qualified the Area as a “Blighted Area” under the terms in the Act;
- Provide an implementation mechanism which will accelerate the achievement of these objectives and complement other community and economic development objectives and programs;
- Further the objectives for the City’s plan for the Central West End neighborhood.

#### **GENERAL LAND USES TO APPLY**

The land uses to apply to the Redevelopment Area are displayed on **Plate 4, General Land Use Plan**, contained in **Appendix B**. Plate 4 identifies the entire Area for mixed uses defined to include residential and commercial uses and public parking. This land use is consistent with many of the goals and objectives outlined in various preceding planning documents involving the Central West End. These include the General Plan of the City of St. Louis that includes the “Comprehensive City Plan” (1947), the “St. Louis Development Program” (1973), and the “Strategic Land Use Plan” (2005). The last of these documents (the “Strategic Land Use Plan”), is undoubtedly the most important in terms of establishing the compatibility of the Redevelopment Plan with the City’s comprehensive planning efforts. Therefore, the objectives and goals of this Redevelopment Plan are consistent with this most recent City Plan for the Central West End neighborhood.

#### **ESTIMATED REDEVELOPMENT PROJECT COSTS**

In order to establish an estimate of the redevelopment project costs to apply to the Redevelopment Area, the concepts for redevelopment presented in the General Land Use Plan discussed earlier in this Section must be used. More specifically, the following Redevelopment Plan and project implementation elements and costs attributable to them must reflect:

- The actual land area that will be available for redevelopment purposes;
- The cost of demolishing site improvements, including the existing parking lot, sidewalks and street;
- The cost of demolishing and relocating existing underground utilities (such as existing sewer, stormwater, gas, electric, and phone lines) as necessary;
- The amount of building construction of various types which could occur on the site, including structured parking;
- The cost of infrastructure improvements required, such as redesigning and rebuilding the street layout, curbing and sidewalk improvements; and any upgrade of on-site utilities;
- The miscellaneous costs associated with development, such as loan fees, construction loan interest, permit and inspection fees, appraisals, title insurance, surveying, soils engineering and compaction, architect/engineer fees, environmental testing, etc.;
- Bond or other financial obligations issuance costs which will be incurred over the life of the project; and
- Planning, legal, and financial advisory costs associated with the preparation of the Redevelopment Plan and implementation of the redevelopment project which have occurred and will occur in the Area in the future.

In deriving the estimated costs, which are shown in **Table 4-1** presented later in this Section, several sources of information were used:

- Information provided by the proposed Developer, The Treasurer of the City of St. Louis (“Developer”), and its professional service providers, which submitted a proposal for redevelopment of the Area in response to the City’s solicitation for redevelopment proposals as part of the process of preparing and implementing this Redevelopment Plan; and

#### **DESCRIPTION OF THE REDEVELOPMENT PROJECT**

As noted previously in this Redevelopment Plan, the Redevelopment Area is to be developed as a single Redevelopment Project Area, as shown on Plate 1 in Appendix B. The proposed Redevelopment Project concepts are based on the Project proposal submitted by the Developer and outlined in the TIF Application submitted to the City. The proposed Redevelopment Project is a residential condominium building of approximately six stories in height which includes private parking for the residents and a public parking garage. It is anticipated that the first floor of the building will include approximately 6,000 square feet of space for commercial retail and service uses. It is anticipated that the public parking garage will be constructed below grade and on the first and second floors of the building and will offer approximately 130 to 200 public parking spaces depending on cost and site conditions. It is further anticipated that the parking for the residents will be placed on the third floor, with approximately 40 to 60 “loft style” condominium units occupying floors four through six. The street level retail will front Euclid Avenue and will be adjacent to the retail portion of the adjacent Park East Tower.

The Treasurer of the City of St. Louis will continue to own the land. Through a contractual agreement with the Treasurer, Opus Northwest will construct the Redevelopment Project, including the public parking garage. The building will be privately owned and

operated by Opus Northwest, except for the public parking garage, which will be owned and operated by the Developer, (the Treasurer of the City of St. Louis).

The Act allows the City and/or its designated developer(s) to incur redevelopment costs associated with implementation of an approved redevelopment plan and approved redevelopment project. These costs include all reasonable or necessary costs incurred, and any costs incidental to a redevelopment project. Thus, this Redevelopment Plan provides for the use of TIF revenues for the following costs, in accordance with the TIF Act, which may include, but are not limited to:

- Cost of studies, surveys, plans and specifications;
- Professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services;
- Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of site improvements, and the clearing and grading of land;
- Costs of construction of public works or improvements;
- Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include the payment of interest on any obligations issued under the provisions of this Redevelopment Plan accruing during the estimated period of construction of any redevelopment Project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
- All or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the City, by written agreement, accepts and approves such costs;
- Relocation costs to the extent the City determines that relocation costs shall be paid or are required to be paid by Federal or State law; and
- Payments in lieu of taxes.

**Table 4-1** entitled **Estimated Redevelopment Plan & Project Costs**, on the following page, identifies the potential costs of implementing the Plan and developing the Project described above. In addition, Table 4-1 identifies those costs that are associated with the private component of the Redevelopment Project and the separate costs that are to be paid for by the Developer.

**Table 4-1**  
**Estimated Redevelopment Plan & Project Costs**  
**Euclid/Buckingham Redevelopment Project**

Uses of Funds	City Treasurer*	Opus Northwest	Combined
Acquisition Costs			
Ground Cost	\$ 650,000		\$ 650,000
Air Rights Purchase		\$ 500,000	\$ 500,000
Title/Land Related Costs	\$ 9,000	\$ 20,000	\$ 29,000
Construction Costs			
Utility Relocations	\$ 211,000	\$ 279,000	\$ 490,000
Site/Garage & Retail Structure	\$ 3,100,000	\$ 3,189,000	\$ 6,289,000
Condo Shell & Finishes	-	\$ 11,276,000	\$ 11,276,000
Retail finishes	-	\$ 365,000	\$ 365,000
Condo Upgrades	-	\$ 1,300,000	\$ 1,300,000
Development/Soft Costs			
Architecture/Engineering	\$ 166,000	\$ 584,000	\$ 750,000
Legal	\$ 19,000	\$ 101,000	\$ 120,000
Bank financing Fees	\$ 69,000	\$ 56,000	\$ 125,000
Development Fee-Opus	\$ 138,000	\$ 362,000	\$ 500,000
TIF Related Expenses	\$ 50,000	-	\$ 50,000

FF & E	-	\$ 50,000	\$ 50,000
Marketing Expense	-	\$ 400,000	\$ 400,000
Commissions	-	\$ 50,000	\$ 50,000
Construction Interest	\$ 64,000	\$ 416,000	\$ 480,000
Contingency	\$ 83,000	\$ 67,000	\$ 150,000
<b>TOTAL USES</b>	<b>\$ 4,559,000</b>	<b>\$ 19,015,000</b>	<b>\$ 23,574,000</b>

Source: Cost estimates provided by Opus Northwest or the City Treasurer.

\*City Treasurer's costs will finance the construction of public parking.

It should be noted that these costs are estimated based on the knowledge of the Project at this time and that the actual redevelopment cost items for implementing the Redevelopment Plan and the Redevelopment Project may vary from these estimates.

It is not the intent of **Table 4-1** or this Plan to restrict the City, Opus Northwest, or the Developer to the cost amounts or cost items as outlined in the Table. However, such costs will be restricted to those specified in Section 99.805(11) of the TIF Act. During the life of the Area, Plan and Project, other costs may be incurred or adjustments may be made within and among the line items specified in **Table 4-1**, if necessary and reasonable to accomplish the program objectives of the Redevelopment Plan.

**ANTICIPATED SOURCES OF FUNDS TO PAY COSTS**

It is anticipated that several sources of funds will be used to pay the costs of implementation of the Redevelopment Plan and the Redevelopment Project previously described. These sources include:

- Capital that is available to the Developer through its own public financial resources, such as cash reserves or various public financing mechanisms;
- Capital that is available to Opus Northwest or the City Treasurer's Office through its own cash reserves or financing entities;
- Funds available through the issuance of Tax Increment Financing Bonds ("TIF Bonds"), short and long term notes, loans, certificates or other certificates of indebtedness (herein collectively referred to as "TIF Bonds or other financial obligations"); and
- Improvements by third party tenants.
- Funds generated through the implementation of a Transportation Development District (TDD) under Section 238.200 to 238.265 of the Missouri Revised Statutes.

This Plan provides for certain costs to be paid through the issuance of TIF Bonds or other financial obligations to finance all or a portion of the costs associated with the public parking garage portion of the Redevelopment Project. The Redevelopment Project will generate redevelopment project revenues that will be used to provide public financial assistance for certain eligible costs for the development of the public parking garage only. These Project costs as listed in the following **Table 4-2, entitled Anticipated Redevelopment Plan & Project Implementation Costs to be Paid by TIF Bonds or Other Financial Obligations.**

**Table 4-2  
Anticipated Redevelopment Plan & Project Implementation  
Costs To Be Paid By TIF Bonds Or Other Financial Obligations  
Euclid/Buckingham Redevelopment Area**

<b>Redevelopment Plan &amp; Project Cost Items</b>	
Cost of Public Parking	\$ 4,550,000
Parking Garage Costs to Be Financed With TIF	\$ 2,500,000

Source: Cost estimates provided by Opus Northwest or the City Treasurer.

As is the case with the cost items and figures presented in **Table 4-1**, the cost item amounts in **Table 4-2** are based on the conceptual Redevelopment Project, as outlined previously in this Plan, and on cost data submitted by the Developer whose proposal is currently under consideration by the TIF Commission and the City Staff. It should be clearly noted that the costs for the Redevelopment Project shown in **Table 4-2** are based on the Developer's proposal. Therefore, the actual redevelopment items, their associated cost amounts, and the specific details of the Redevelopment Project to be financed by TIF Bonds or other financial obligations may vary from these estimates.

It is likely that a portion of the costs shown in **Table 4-2** will initially be financed through the issuance of notes purchased by the

Developer or parties associated with the Developer. Once the elements or phases of the Redevelopment Project are completed and generating tax revenue, the City in its discretion may issue TIF Bonds to the public or others to refinance the TIF Notes. Such TIF Bonds may be issued in such series, on such terms and at such times as determined by the City and the Developer to be required to finance portions of phases of the Redevelopment Project, all as permitted by the TIF Act and this Redevelopment Plan. It is not the intent of **Table 4-2** or this Plan to restrict the City or Developer to the use of TIF Bonds or other financial obligations to finance only those cost amounts or cost items as outlined in **Table 4-2**. However, such cost amounts and cost items shall be restricted as specified previously with respect to **Table 4-1**, which are those provided for in Section 99.805 (14) of the TIF Act.

The cost items to be financed by TIF Bonds or other financial obligations may vary from those outlined in **Table 4-2**. However, the aggregate of such financed costs (exclusive of financing or refinancing costs) shall not exceed \$2,500,000. If the City elects to finance or refinance with TIF Bonds or other financial obligations, the principal amount of the TIF Bonds or other financial obligations may exceed \$2,500,000 to the extent required to establish a reserve fund, to pay costs of issuance, to pay capitalized and accrued interest and to pay other eligible financing costs.

The primary sources of revenue to retire TIF Bonds or other financial obligations will be those provided for in the Act. As stated in the Act, these sources are:

*...payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel or real property in the area selected for the redevelopment project over and above the initial equalized assessed value of each such unit of property in the areas selected for the redevelopment project...*

This source is anticipated to generate incremental revenue resulting from increased EAV following redevelopment of the Area; and

*...50% of the total additional revenue from taxes, penalties and interest imposed by the municipality or other taxing districts which are generated by economic activities within the area of the redevelopment project over the amount of such taxes generated by economic activities within the area of the redevelopment project in the calendar year prior to the adoption of the redevelopment project by ordinance...but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied for the purpose of public transportation pursuant to Section 94.660 RSMo, licenses, fees or special assessments...*

This source is anticipated to generate incremental revenue from such taxes as sales, earnings, and payroll taxes levied by the City following redevelopment of the Area. It is not the intent of this Plan to seek utilization of the new State revenue generated as a result of redevelopment.

The City may elect, but is not obligated, to use other sources of revenue to finance these costs or alternatively, the City may make advances from funds available. These advances would be reimbursed, with interest, as and when there are sufficient monies in the Special Allocation Fund. TIF Bonds or other financial obligations issued for a Project may be marketed through a program developed by the bond underwriter, or they may be privately placed.

It is anticipated that the remaining costs for the Project not funded by TIF Bonds or other financial obligations will be paid primarily through the other sources as outlined previously in this Section. By comparing the figures for the Area from Tables 4-1 and 4-2, the costs associated with implementation of the Redevelopment Plan and Redevelopment Project to be financed by private capital or financing or other sources of revenue are as shown in Table 4-3, below, entitled Anticipated Redevelopment Plan and Project Implementation Costs to be Privately Financed.

**Table 4-3**  
**Anticipated Redevelopment Plan And Project**  
**Implementation Costs To Be Privately Financed**  
**Euclid/Buckingham Redevelopment Area**

<b>Redevelopment Plan &amp; Project Cost Items</b>	
Total Redevelopment Plan & Project Implementation Costs	\$ 23,574,000
Redevelopment Plan & Project Costs to be Financed by TIF Bonds	\$ 2,500,000
<b>Total Redevelopment Plan &amp; Project Implementation Costs to be Privately Financed</b>	<b>\$ 21,074,000</b>

Source: Cost estimates provided by Opus Northwest or the City Treasurer.

To further clarify, the public parking garage will be financed with a combination of public financing resources, including tax increment financing. The rest of the Redevelopment Project will be privately financed.

**ANTICIPATED TYPE AND TERM OF THE SOURCES OF FUNDS AND THE TYPES AND TERMS OF THE OBLIGATIONS TO BE ISSUED**

It is anticipated that the City will issue TIF Bonds or other types of TIF obligations in an amount not to exceed \$2,500,000 in the aggregate of all such issues, exclusive of the costs of financing or refinancing costs as described above, and with a term of retirement for all such issues of not more than 23 years. The TIF Bonds or other financial obligations will be issued only to finance the Redevelopment Plan and project costs, as previously outlined in Table 4-2 in this section, which are eligible costs as specified in Section 99.805(14) of the TIF Act, including the funding of a debt service reserve fund, capitalized and accrued interest, and any costs of issuing the TIF Bonds or other financial obligations. In the alternative, the City may issue obligations that will be supported by TIF revenues and TDD revenues, or obligations that will be supported by TIF revenues, TDD revenues and public parking revenues, which obligations may exceed \$2,500,000. Provided however in no event shall TIF revenues or TDD revenues be used to pay Project costs that are not eligible to be paid from such revenues.

The TIF Bonds may be issued in one or more series, in such amounts, on such terms, and at such times as required to finance all or any portion of the Redevelopment Project. The TIF Notes, temporary notes, or other financial obligations to be redeemed by TIF Bonds upon completion of one or more of the construction phases comprising the Redevelopment Project, in amounts and under terms which the City determines are acceptable, may be utilized. In addition, these Bonds or other financial obligations may be privately placed. It is the City’s intent to pay for the principal and interest on these Bonds or other financial obligations, in any year, solely with money legally available for such purpose within the City’s Special Allocation Fund. TIF Bonds or other financial obligations may be issued only after acceptance of the Redevelopment Proposal from the Developer for the Redevelopment Project.

In conformance with the general terms stated herein, a separate bond ordinance or trust indenture will set forth the terms of the TIF Bonds or other financial obligations to be issued in conjunction with said project and the anticipated revenue to be received as a result of the implementation of the Redevelopment Project and their sufficiency with respect to retirement of the TIF Bonds or other financial obligations to be issued.

Alternately, and in addition to the obligations outlined above, the City may make an interim advance from its funds (if available) for purposes of paying the costs of implementation of any Redevelopment Plan or Project implementation cost to be financed by TIF revenues. Any such advance would be reimbursed with interest when there are sufficient monies in the Special Allocation Fund. In addition to the obligations outlined above, the City may issue short-term obligations in the form of loans or bond anticipation notes. They would be issued for the purposes and uses as previously set forth in this Redevelopment Plan.

**EVIDENCE OF THE COMMITMENT TO FINANCE PROJECT COSTS**

Appendix D contains a letter from the Developer acknowledging its financial commitment to the Redevelopment Project and its ability to privately finance the Redevelopment Project. At the time of this writing, the specific details of the financing structure for any TIF Bonds or other financial obligations for the Redevelopment Project are not known and will be determined by the City. The actual program for TIF Bonds or other financial obligations will be linked to the Redevelopment Project proposed to the City (subject to subsequent approval by the Board of Aldermen by ordinance). Before any Bonds or other financial obligations are issued under the provisions of this Plan, specific evidence of commitments to purchase such Bonds or other financial obligations and to finance the additional costs of the element or phase of the Redevelopment Project to which the TIF Bonds or other obligations relate shall be provided to the City.

**EQUALIZED ASSESSED VALUATION**

Table 4-4, entitled **Current Equalized Assessed Value (EAV) and Taxpayer Information**, below, shows the most recent equalized assessed valuation (EAV) for the Redevelopment Area and the current taxpayer based on the City Assessor’s records. This information is listed by the City Parcel Number that is established by the Assessor’s office.

**Table 4-4  
Current Equalized Assessed Value (EAV) and Taxpayer information  
Euclid/Buckingham Redevelopment Area**

Parcel #	Owner Name	Owner Address	2005 Assessment
38842301500	Treasurer City of St. Louis	1200 Market St. St. Louis, MO 65103	Exempt
38842301600	Treasurer City of St. Louis	1200 Market St. St. Louis, MO 65103	Exempt
38842301400	Treasurer City of St. Louis	1200 Market St. St. Louis, MO 65103	Exempt
		<i>Total</i>	\$0

Information on the individual properties within the Area as shown on Table 4-4 indicating the current EAV was provided by the City of St. Louis Assessor’s office for each parcel of real estate within the Redevelopment Area. In this case, the data was provided to PGAV in October of 2005.

In accordance with the TIF Act, the most recent equalized assessed valuation (EAV) and an estimate of the EAV after redevelopment must be compiled for the Area and shown in this Plan. This data is provided in **Table 4-5**, entitled **Estimated Equalized Assessed Valuation After Redevelopment**.

**Table 4-5**  
**Estimated Equalized Assessed Valuation (EAV)**  
**After Redevelopment**  
**Euclid/Buckingham Redevelopment Area**

Assessment Item	Estimated Market Value (\$)
Total After Redevelopment	\$ 18,864,900
Less: Current Amount	\$ 0
<b>Estimated Incremental Market Value</b>	<b>\$ 1,864,900</b>

Assessment Item	Estimated Market Value (\$)
Total After Redevelopment	\$ 3,674,235
Less: Current Amount	\$ 0
<b>Estimated Incremental Assessed Value</b>	<b>\$ 3,674,235</b>

Source: PGAV calculation based on data provided by the Developer and the City of St. Louis Assessor's Office

In order to estimate the EAV after redevelopment, the conceptual Redevelopment Project outlined earlier in this section must be used as the basis for the estimate. The estimate of market value for the building and site improvements comprising the conceptual Redevelopment Project are based on the market valuation estimates described earlier in this Section.

The parcels that comprise the Redevelopment Area currently have an assessed valuation basis for commercial uses and will be assessed as a combination of residential, commercial uses and the public parking garage after redevelopment. The basis for the market value after redevelopment is based on a combination of current City of St. Louis Assessor's data for comparable uses; recent transactions in the general area; and data provided by consultants employed by the Developer.

During the course of implementation of the redevelopment program, some adjustment in assessed values will occur. Because the market value of the types of uses associated with the Redevelopment Project can only be determined by the City of St. Louis Assessor after construction and is adjusted over time based on the tenant/occupant and market conditions, this may, in some instances, affect the amount of incremental revenue from property taxes that are available in a given year.

The estimate of the EAV before and after redevelopment is based on a "snapshot" in time as opposed to a more precise projection of what may actually happen on an annual basis as redevelopment occurs.

**ESTIMATED DATES FOR COMPLETION OF THE REDEVELOPMENT PROJECT & RETIREMENT OF OBLIGATIONS**

The estimated date for complete implementation of the Redevelopment Plan and the Redevelopment Project is not later than March 2029. Obligations incurred to finance the Redevelopment Plan and Redevelopment Project implementation costs will be retired on or prior to that date. The projected time schedule for full implementation of the Plan is outlined below.

**Anticipated Schedule**  
**Euclid/Buckingham Redevelopment Area**

<u><b>Action</b></u>	<u><b>Date</b></u>
TIF Commission Meeting ... <i>(Public Hearing date is set)</i>	11/9/2005
Public Hearing on Redevelopment Plan & Project, and TIF Commission Meeting ...	2/9/06
TIF Commission Recommendation to Board of Aldermen ... <i>(This assumes that the Commission will be able to make a recommendation to the Board of Aldermen regarding Redevelopment Plan, Project, and Developer at their meeting immediately following the Public Hearing.)</i>	2/9/06
Introduce TIF Redevelopment Plan & Project(s) Ordinances... <i>(Ordinances cannot be introduced until 14 days following the conclusion of the public hearing. This will be the introduction and first reading.)</i>	2/24/06

Adoption of Redevelopment Plan and Project Ordinances ..... 4/17/06  
 TIF Obligations Issued ... ..... After adoption but before 4/17/16  
 Completion of Redevelopment Plan and Project ... ..... Prior to 4/17/29

**RELOCATION ASSISTANCE**

The provisions of Section 99.810 (4) of the TIF Act require that a relocation plan be developed for the assistance of every resident and/or business which is to be displaced in conjunction with the implementation of the Redevelopment Plan and the Redevelopment Project. In addition, the provisions of Sections 523.200 and 523.215, R.S. Mo (as amended) and its various subsections require that relocation plans have certain minimum requirements as contained therein. By Ordinance No. 62481, the City of St. Louis has adopted a Relocation Policy that incorporates the required provisions of Sections 523.200 to 523.205 as minimum requirements of a relocation plan for any TIF Redevelopment Plan approved by the City. Based on the preceding Redevelopment Plan, no businesses or residences will need to be relocated due to this Redevelopment Plan and Project.

**SECTION 5  
FINDINGS**

Section 99.810 of the TIF Act requires that the City of St. Louis make various findings before the adoption of this Redevelopment Plan. The foregoing sections of this report provide supporting data for the findings.

**A BLIGHTED AREA**

As documented in Section 3 of this Plan, the Area meets the requirements for designation as a “Blighted area” by virtue of the predominance of the following factors:

- Physical Deterioration; and
- Economic Underutilization

These conditions are predominant throughout the Redevelopment Area and the combination of these conditions cause the Area to be an economic and social liability to the City and local taxing jurisdictions and to be a menace to the public health, safety, and welfare in the present condition and uses.

**LACK OF GROWTH AND DEVELOPMENT**

Based on the data collected and analyzed in the course of the preparation of this Plan, it is hereby found that the Area has not been subject to growth and development. It is further found that it would not reasonably be anticipated to be developed commensurate with its potential without the implementation of this Plan and the Project represented by the concept herein. An affidavit, signed by the Developer, is included as a part of this Redevelopment Plan and is provided in **Appendix D**.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN**

Land uses proposed for the Area in this Plan are consistent with the goals and objectives of various planning documents that have addressed the Central West End over the years including the:

- General Plan of the City of St. Louis that includes the “Comprehensive City Plan” (1947);
- “St. Louis Development Program” (1973); and
- “Strategic Land Use Plan” (2005).

**ESTIMATED DATES OF COMPLETION**

It is hereby found that the estimated date for completion of the Project and retirement of obligations to finance said Project, as outlined in the Schedule included in Section 4 of this Plan, does not exceed a period of more than 23 years from the date of anticipated adoption of the Ordinance that will approve a Project. Neither does this schedule provide for the adoption of an Ordinance approving a Project later than 10 years from the date of adoption of the Ordinance approving this Plan.

**RELOCATION ASSISTANCE**

No businesses or residences will need to be relocated as a result of this Redevelopment Plan and Project.

**COST-BENEFIT ANALYSIS**

A cost-benefit analysis showing the economic impact of the Plan on each taxing district, which is at least partially within the boundaries of the Area, has been prepared. The analysis shows the impact on the economy if the project is not built, and is built pursuant to the redevelopment plan under consideration. The cost-benefit analysis includes a fiscal impact study on every affected political subdivision, and sufficient information from the Developer for the TIF Commission to evaluate whether the project proposed is financially feasible.

**GAMBLING ESTABLISHMENTS**

This Plan does not include the initial development or redevelopment of any gambling establishment.

**DEPARTMENT OF ECONOMIC DEVELOPMENT REPORT**

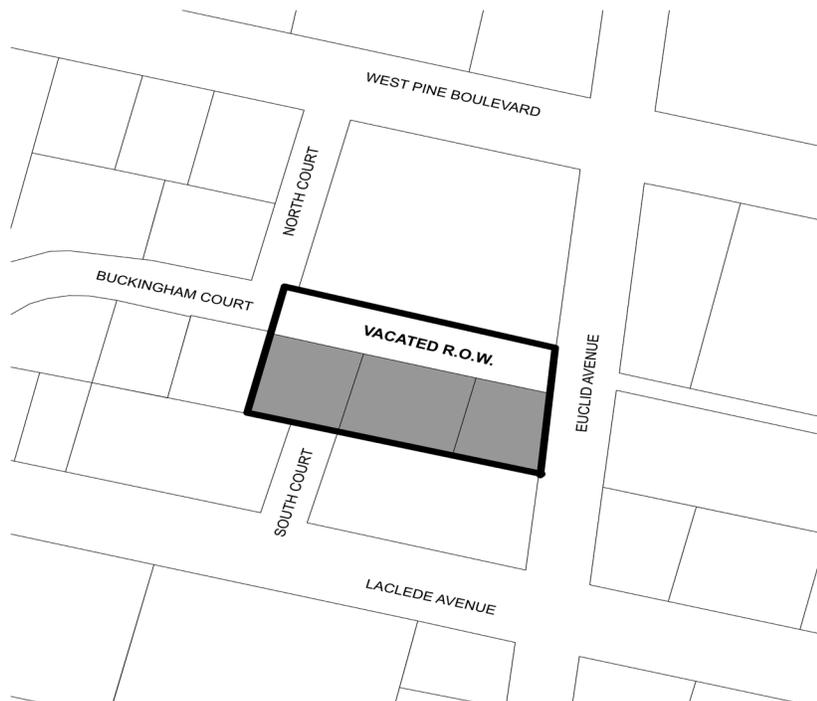
By the last day of February of each year, the TIF Commission shall report to the Missouri Director of Economic Development the name, address, phone number and primary line of business of any business that relocates to the Area.

**APPENDIX**

**Appendix A**

**Real Property Tax Increment  
Allocation Redevelopment Act**

**Appendix B  
Supporting Plates**



**Plate 4**  
**General Land Use Plan**  
Euclid/Buckingham  
Redevelopment Area  
St. Louis, Missouri

**Legend**

-  Proposed Redevelopment and Redevelopment Project Area Boundary
-  Mixed Use - Commercial, Residential, Public Parking



FEBRUARY 2006

PGAVURBANCONSULTING



**Plate 1**  
**Proposed Redevelopment Area**  
**and Redevelopment Project Area**  
**Boundary**

Euclid/Buckingham  
Redevelopment Area  
St. Louis, Missouri

**Legend**

 Proposed Redevelopment and  
Redevelopment Project Area Boundary

0 25 50 100  
Feet



FEBRUARY 2006

PGAVURBANCONSULTING

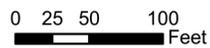


**Plate 2  
Existing Land Use**

Euclid/Buckingham  
Redevelopment Area  
St. Louis, Missouri

**Legend**

-  Proposed Redevelopment Area Boundary
-  Public Parking



FEBRUARY 2006

PGAVURBANCONSULTING



**Plate 3  
Existing Zoning**

Euclid/Buckingham  
Redevelopment Area  
St. Louis, Missouri

**Legend**

 Proposed Redevelopment and  
Redevelopment Project Area  
Boundary

 "H" - Commercial

 "E" - Multi-Family

0 25 50 100  
Feet



FEBRUARY 2006

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Appendix C  
Photo Appendix

Euclid/Buckingham Redevelopment Plan & Project  
City of St. Louis, Missouri

Photo Appendix



Sewer inlet blocked with asphalt, dirt, and leaves.



Sewer inlet blocked with asphalt, dirt, and leaves.



Crumbling concrete and overgrown sidewalk.



Crumbling curb with section missing.



Pothole in Buckingham Court with grass growing out of the hole.



Crumbling entrance apron at Euclid Avenue.

Appendix D
Developer Affidavit and
Financial Letter of Commitment

67062

STATE OF MISSOURI )
CITY OF ST. LOUIS )

DEVELOPER'S AFFIDAVIT

The undersigned swears, affirms and certifies the following to be true to induce the approval of Tax Increment Financing for the Redevelopment Area.

The provisions of the Real Property Tax Increment Allocation Redevelopment Act (TIF Act), Section 99.810.1(1) of the Revised Statutes of the State of Missouri have been met; and

The Euclid/Buckingham Redevelopment Area is a blighted area as defined by Section 99.805(1) of the TIF Act; and

The Euclid/Buckingham Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the approval of Tax Increment Financing.

TREASURER'S OFFICE - CITY OF ST. LOUIS

By: [Signature]
Larry C. Williams
Treasurer

On this 8th day of November, 2005, before me appeared Larry C. Williams, to me personally known, who being by me duly sworn, did say that he is the Treasurer of the City of St. Louis and that said Larry C. Williams acknowledges said instrument to be the free act and deed of said Treasurer's office.

[Signature]
Notary Public

My Commission expires:

KATHLEEN J. DOW
Notary Public-Notary Seal
STATE OF MISSOURI
St. Louis County
Commission # 06517030
My Commission Expires Mar. 8, 2009

Cost/Benefit Analysis  
**Euclid/Buckingham Redevelopment Area**  
 Prepared for  
 Tax Increment Financing Commission  
 City of St. Louis

February 10, 2006

Prepared by  
 PGAV URBAN CONSULTING

St. Louis • Kansas City

Peckham Guyton Albers & Viets, Inc.

Architecture	Graphics	Saint Louis Place	314 231-7318	Member
Planning	Interiors	200 North Broadway	314 231-7433 FAX	American Institute
Urban Consulting		Suite 1000		of Architects
		St. Louis, Missouri 63102		

## TECHNICAL MEMORANDUM

To: Tax Increment Financing Commission  
 City of St. Louis

Date: February 3, 2006

From: Carol Levinson Waggoner, AICP  
 Brad Lybrook

Re: Draft Cost/Benefit Analysis

Project  
 Name: Euclid/Buckingham Redevelopment Area

Cc: Project  
 No: 80554

### I. INTRODUCTION

This Memorandum and the accompanying tables comprise the Cost/Benefit Analysis for a proposed Redevelopment Project as proposed by the Treasurer of the City of St. Louis (the "Developer") for the Euclid/Buckingham Redevelopment Area under consideration in the City of St. Louis. The purpose of this analysis is to meet the statutory requirement of R.S. MO 99.810, for the preparation of a cost/benefit analysis. In addition to this analysis, the Developer has provided information (included within the Developer's Application for the Redevelopment Project) to the TIF Commission to enable the TIF Commission to evaluate whether this Project as proposed is financially feasible; such information is incorporated by reference herein.

The incremental tax revenue projections in this analysis are based on a concept proposed by the Developer. The Area is comprised of three parcels which are now a public surface parking lot. The proposed uses by the Developer include a high-rise condominium with retail on the first floor and two floors and an underground level occupied by public parking. The Redevelopment Project Concept is described in greater detail in **Table 1**.

These projections are for a redevelopment project that is not yet constructed and on commercial tenants which have not yet been identified and/or for which lease agreements have not yet been executed. The projected tax revenue to be generated by the Redevelopment Project is based on a series of assumptions that must be considered when interpreting the results of this analysis. The user of this analysis is cautioned to study the assumptions noted on each of the attached spreadsheets, in addition to the assumptions stated in the following paragraphs.

### II. GENERAL ASSUMPTIONS AND CONDITIONS

These projections are intended to be interpreted and used based on the assumptions used for their preparation. Projections formulated in this document are based on currently available information and the assumptions as stated. PGAV believes that the assumptions used in this analysis constitute a reasonable basis for its preparation.

This Memorandum and the financial projections contained herein are based on assumptions, projections, and information provided by the City and various other sources considered reliable. PGAV neither verified nor audited the information that was provided by the other sources. Information provided by others is assumed to be reliable, but PGAV assumes no responsibility for its accuracy or certainty.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions

and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and redevelopment activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein, and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected. PGAV assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of providing a preliminary concept of the performance of this potential project for use by the City, and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV regarding any representation therein with respect to PGAV's organization and work product.

### **III. AVAILABILITY OF INCREMENTAL TAX REVENUES**

The availability of the projected incremental tax revenues for both the affected taxing districts and for deposit into the Special Allocation Fund is impacted by several events. First, the availability of the incremental tax revenues is predicated upon implementation of an administrative system for the identification and collection of these revenues by the City, the various offices charged with administration of these taxes, and the Developer. This system must be in place as of the initiation of the Redevelopment Project.

Second, there is a time lag between the taxable event and the payment and administrative processing of the tax payments to the various taxing districts and to the Special Allocation Fund. This time lag is greatest for real property taxes that are typically paid in full by the end of the tax year and are available for deposit in the Special Allocation Fund two to three months after the first of the following year. Payment due dates for EATS (Economic Activity Taxes) vary depending on the tax, and, in some cases, the size of the business. Typically, EATS are available for deposit in the Special Allocation Fund three to four months after the time they are generated.

### **IV. TAX REVENUE PROJECTION TABLES**

The attached revenue tables comprise the substance of this analysis and are identified in the "List of Tables." The Baseline Tables establish the basic assumptions about the proposed Project and identify the Base Equalized Assessed Value and Base Sales Taxes. The Tax Increment Financing Revenue Projection tables detail the projection of tax revenues and the potential revenues that could be generated as a result of the adoption of tax increment financing. The Fiscal Impact Analysis tables for the Build Alternative show the distribution of taxes to the affected taxing districts over the life of the Redevelopment Area. For purposes of this analysis, it is assumed that the Area will be in existence for 23-years, although debt retirement will most likely be sooner than the full 23-years. It should be noted, the TIF Act provides that a redevelopment project shall be adopted not later than ten years from the adoption of the ordinance approving the Redevelopment Plan.

### **V. ASSUMPTIONS USED TO PROJECT BUILD SCENARIO**

As noted earlier, absent an existing development with a performance history, assumptions must be utilized with regards to the Project scope, scale, uses, future performance and future tax liability. These assumptions are identified in the following paragraphs

#### **A. REDEVELOPMENT PROJECT ASSUMPTIONS**

##### **1. Size and Components of Redevelopment Project**

The Redevelopment Project Concept is displayed in **Table 1**.

##### **2. Build-out and Absorption Schedule**

For purposes of these preliminary calculations, it is assumed that redevelopment activity will proceed first and that construction will begin in 2006. It is assumed that the uses will be operational and generating real property taxes by December of 2007 and economic activity taxes by 2008. These are simplified absorption assumptions for the purposes of these preliminary projections. It is unlikely that all of the uses will be operational at the same time. A slower absorption will impact the amount of TIF revenues available in the early years of the Redevelopment Project.

#### **B. REAL PROPERTY TAXES (PILOTS)**

##### **1. Base Equalized Assessed Value (EAV)**

The Assessor will certify the Base EAV at the time each Redevelopment Project Area is adopted by the City. The annual assessed value must exceed the Base EAV in order for payments in lieu of taxes,

(i.e. incremental real property taxes) to be generated.

**2. Tax Rates**

The 2005 property tax rate is used for these projections. The tax rate to be applied for the calculation of tax increment financing revenues is the total tax rate of \$6.8904/\$100 of assessed valuation. This does not include the Merchant's and Manufacturer's Replacement tax (Commercial Surcharge) of \$1.64/\$100 of assessed valuation or the State of Missouri \$0.03/\$100 of assessed valuation for the Blind Pension Fund. Because future tax rates are unknown, the 2005 tax rate is used throughout these projections.

**3. Projected Market Value and Assessed Value**

See **Table 5** attached. Assumptions are based on information regarding comparable uses, primarily based on information researched by PGAV. Since the Redevelopment Project has not yet been built, the St. Louis City Assessor cannot determine the future appraised value for purposes of levying real property taxes.

**4. Growth in Market Value**

The market value is assumed to grow 2% upon full buildout at reassessment (odd numbered years).

**C. SALES TAXES (ECONOMIC ACTIVITY TAXES OR EATS)**

**1. Base Sales Taxes**

The Base Sales Taxes are zero, as the property is currently tax exempt. At the time the Redevelopment Project Area is approved, the City will certify the base sales taxes. The MetroLink tax of 0.25% and the School Desegregation Sales Tax of 0.667% are not captured for TIF purposes per the TIF Act.

**2. Economic Activity Taxes (EATS) Applied**

The economic activity taxes that apply to the generation of tax increment financing revenues are as follows:

- St. Louis City Tax (1.375%)
- Capital Improvements Sales Tax (0.50%)
- Transportation Sales Tax (0.50%)
- Metropolitan Parks and Recreation Tax (0.10%)
- Individual Earnings Taxes (1.0%)
- Corporate Earnings Taxes (1.0%)
- Payroll Taxes (0.50%)

The Cost-Benefit Analysis does not take into account the 1.5% Restaurant Tax imposed by the City of St. Louis, as the tenants for the retail space are as yet unknown. The exclusion of this tax reflects a conservative estimate of the EATS that will be generated by this retail space.

**3. Projected EATS**

The assumptions used to project the EATS as a result of the Redevelopment Project are provided in **Table 6**.

It should be noted that the Project is anticipated to attract residents new to the City of St. Louis. These new residents will be generating new earnings taxes for the City. Such earnings taxes will not be captured by TIF, and will be new funds for the City. Because the income levels, previous residence, and places of employment cannot possibly be known at this time, a projection of the amount of these new revenues has not been projected for the purposes of this analysis.

**4. EATS Growth**

For purposes of this analysis, the following growth rates were assumed for each economic activity tax:

- Sales Taxes: 1% annually
- Individual Earnings Taxes: 1% annually
- Corporate Earnings: 1% annually
- Payroll Taxes: 1% annually

**VI. ASSUMPTIONS USED TO PROJECT NO BUILD SCENARIO**

**A. REAL PROPERTY TAXES (PILOTS)**

Using the 2005 Equalized Assessed Value figures, it is assumed that the assessment on existing uses will remain the same at each reassessment.

**B. ECONOMIC ACTIVITY TAXES OR EATS**

EATS volume is assumed to encounter no growth.

**Euclid/Buckingham Redevelopment Area  
List of Tables**

**Build Alternative  
Baseline Tables**

- Table 1** Redevelopment Project Area Concept
- Table 2** 2005 Property Tax Rates Per \$100 of Assessed Valuation
- Table 3** Most Recent Equalized Assessed Valuation (EAV) & Taxpayer Data (2005) Table 4 Estimated Base Economic Activity Taxes (EATS) (Base Year 2005) Table 5 Projected Market Value Upon Redevelopment
- Table 6** Projected Economic Activity Taxes (EATS) Upon Redevelopment

**Tax Revenue Projections Tables**

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- Table 8** Projected Incremental PILOTS and Sales Tax Revenue Projections- Build Alternative
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- Table 10** Distribution of Projected New "Bottom Half" EATS Revenues - Build Alternative
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- Table 14** Distribution of Projected Average Annual Personal Property Taxes from Redevelopment Project - Build Alternative
- Table 15A** Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment) Table 15B Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment) Table 16 Distribution of Projected Real Property Tax Revenues - No Build Alternative
- Table 17** Distribution of Projected Merchants and Manufacturers Replacement Tax (Commerical Surcharge) - No Build Alternative
- Table 18A** Fiscal Impact of No Build Alternative on Affected Taxing Districts (Base and Increment) Table 18B Fiscal Impact of No Build Alternative on Affected Taxing Districts (Base and Increment)

**Table 1  
Redevelopment Project Area Concept<sup>1</sup>  
Euclid / Buckingham Redevelopment Area**

<b>Use</b>	<b>Size</b>	<b>Units</b>
Residential Condominium	59,000	SF
Public Parking	180	Spaces
For Sale Private Parking	29	Spaces
Retail	6,000	SF

<sup>1</sup> Information Provided by Developer.

**Table 2**  
**2005 Property Tax Rates Per \$100 of Assessed Valuation<sup>1</sup>**  
**City of St. Louis**  
**Euclid / Buckingham Redevelopment Area**

<b>Taxing Jurisdiction</b>	<b>Rate</b>
School District	3.9720
Junior College District	0.2231
Metro St. Louis Sewer District	0.0686
Sheltered Workshop	0.1368
Community Mental Health	0.0821
Community Children's Service Fund	0.1900
Metro Zoo, Park and Museum	0.2654
Library	0.5104
City of St. Louis	1.4402
<b>Total Tax Rate Available for TIF</b>	<b>6.8886</b>
Merchants' and Manufacturers' Replacement Tax <sup>2</sup>	1.6400
State of Missouri <sup>3</sup>	0.0300
<b>Total Tax Rate on Commercial Property</b>	<b>8.5586</b>

<sup>1</sup> Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

<sup>2</sup> The Merchant's and Manufacturer's Replacement Tax is not captured by TIF per the TIF Act.

<sup>3</sup> State of Missouri Blind Pension Fund tax is excluded from TIF per the TIF Act.  
Source: City of St. Louis

**Table 3**  
**Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data (2005)**  
**Euclid / Buckingham Redevelopment Area**

<b>Parcel No.</b>	<b>Party In Whose Name Taxes Were Paid (2005)</b>	<b>Assessed Value</b>
37700001500	Treasurer City of St. Louis	Exempt
38842301600	Treasurer City of St. Louis	Exempt
38842301400	Treasurer City of St. Louis	Exempt
	<b>Total EAV</b>	<b>\$0</b>

**Table 4**  
**Estimated Base Economic Activity Taxes (EATS) (Base Year 2005)**  
**Euclid / Buckingham Redevelopment Area**

<b>Tax Type</b>	<b>Tax Rate</b>	<b>Base Taxes (\$)</b>
<b>Sales Taxes</b>		
<i>Estimated Base Sales Volume</i>		\$0
<b>Local Sales Taxes Captured by TIF</b>		
City General Sales Tax	1.375%	\$0
Capital Improvements Sales Tax	0.500%	\$0
Transportation Tax	0.500%	\$0
Restaurant Tax	1.500%	\$0
Metropolitan Parks & Rec. District Sales Tax	0.100%	\$0

<b>Total Base Sales Taxes</b>	<b>3.975%</b>	<b>\$0</b>
<b>Other Local Sales Taxes Not Captured</b>		
Desegregation Tax	0.667%	\$0
MetroLink <sup>1</sup>	0.250%	\$0
<b>Other EATS Taxes</b>		
Individual Earnings Taxes	1.000%	\$0
Corporate Earnings Taxes	1.000%	\$0
Payroll Taxes	0.500%	\$0
Utilities Taxes	10.000%	\$0
Parking Taxes	5.000%	\$0
<b>Total Existing EATS</b>		<b>\$0</b>

<sup>1</sup> Per the TIF Act, the MetroLink tax is not captured for TIF purposes.

**Table 5  
Projected Market Value Upon Redevelopment  
Euclid / Buckingham Redevelopment Area**

Use	Size	Units	Projected Total Market Value (\$)	Assessment Rate	Projected Assessed Value (\$)
Residential Condominiums <sup>1</sup>	59,000	SF	\$18,054,000	19%	\$ 3,430,260
Private Parking	29	Spaces	\$652,500	19%	\$ 123,975
Public Parking	180	Spaces	n/a	32%	Exempt
Retail <sup>2</sup>	6,000	SF	\$375,000	32%	\$ 120,000
<b>TOTAL</b>			<b>\$19,081,500</b>		<b>\$ 3,674,235</b>

<sup>1</sup> The expected price per square foot is \$340, and it is assumed that the assessor will assess the properties at 90% of their sale price.

<sup>2</sup> The expected price per parking space is \$25,000, and it is assumed that the assessor will assess the properties at 90% of their sale price.

<sup>3</sup> Retail is assumed to be assessed at \$20 per square foot.

**Table 6  
Projected Economic Activity Taxes (EATS) Upon Redevelopment 1  
Euclid / Buckingham Redevelopment Area**

Use	Size	Units	Sales Volume	Employees	Payroll
Residential Condominiums	50	Units	\$ -	\$ -	\$ -
Public Parking	170	Spaces	\$ -	\$ -	\$ -
Retail	6,000	SF	\$ 900,000	10	\$ 250,000
<b>TOTAL</b>			<b>\$ 900,000</b>		<b>\$ 250,000</b>

<sup>1</sup> Based on PGAV and Developer estimates.

Revenue Source	Taxable Revenue	Tax Rate	Projected EATS
Individual Earnings Tax	\$ 250,000	1%	\$ 2,500
Corporate Profit (Earnings) Taxes <sup>2</sup>	\$ 9,000	1%	\$ 90
Corporate Payroll Tax	\$ 250,000	0.5%	\$ 1,250

Table 7  
Summary of Projected TIF Revenues to Support Financing of Project- Build Alternative <sup>1,2,3</sup>  
Euclid / Buckingham Redevelopment Area

Revenue Sources	Projected Revenues by Year (Program Year) in Dollars										
	2007 1	2008 2	2009 3	2010 4	2011 5	2012 6	2013 7	2014 8	2015 9	2016 10	2017 11
<b>New Revenues</b>											
PILOTS (Real Property Taxes) (100%)	0	253,100	255,600	255,600	258,200	259,200	260,800	260,800	263,400	263,400	266,000
EATS (Top 50%)	0	13,058	13,066	13,095	13,225	13,358	13,491	13,626	13,760	13,900	14,039
<b>Total Project Revenues</b>	<b>\$0</b>	<b>\$266,158</b>	<b>\$268,666</b>	<b>\$268,695</b>	<b>\$271,425</b>	<b>\$271,558</b>	<b>\$274,291</b>	<b>\$274,426</b>	<b>\$277,160</b>	<b>\$277,300</b>	<b>\$280,039</b>

Revenue Sources	Projected Revenues by Year in Dollars											
	2018 12	2019 13	2020 14	2021 15	2022 16	2023 17	2024 18	2025 19	2026 20	2027 21	2028 22	2029 23
<b>New Revenues</b>												
PILOTS (Real Property Taxes) (100%)	266,000	268,700	268,700	271,400	271,400	274,100	274,100	276,800	276,800	279,600	279,600	282,400
EATS (Top 50%)	14,171	14,312	14,456	14,600	14,745	14,891	15,040	15,192	15,341	15,494	15,648	15,806
<b>Total Project Revenues</b>	<b>\$280,171</b>	<b>\$283,012</b>	<b>\$283,156</b>	<b>\$286,000</b>	<b>\$286,145</b>	<b>\$288,991</b>	<b>\$289,140</b>	<b>\$291,992</b>	<b>\$292,141</b>	<b>\$295,094</b>	<b>\$295,248</b>	<b>\$298,206</b>

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.  
<sup>2</sup>These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.  
<sup>3</sup>Calculations include 2% timely payment discount or collection fees imposed by the City of St. Louis.  
 See assumptions used in projecting future activity for interpretation of these projections.

Table 8  
Projected Incremental PILOTS & Sales Tax Revenue Projections - Build Alternative 1,2,3  
Euclid / Buckingham Redevelopment Area  
Sheet 1 of 2

Revenue Sources	Projected Revenues by Program Year in Dollars										
	2007 1	2008 2	2009 3	2010 4	2011 5	2012 6	2013 7	2014 8	2015 9	2016 10	2017 11
<b>Real Property Tax Revenues (PILOTS)</b>											
Market Value from Redevelopment	0	19,081,500	19,272,315	19,272,315	19,465,038	19,465,038	19,659,688	19,659,688	19,856,285	19,856,285	20,054,848
Assessed Value from Redevelopment	0	3,674,235	3,710,977	3,710,977	3,748,087	3,748,087	3,785,568	3,785,568	3,823,424	3,823,424	3,861,658
Base Assessed Value for 2005	0	0	0	0	0	0	0	0	0	0	0
Incremental EAV	0	3,674,235	3,710,977	3,710,977	3,748,087	3,748,087	3,785,568	3,785,568	3,823,424	3,823,424	3,861,658
Per \$100 of EAV & Multiply by 2005 Tax Rate for TIF	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886
<b>Total Projected Incremental Real Property Taxes</b>	<b>0</b>	<b>253,100</b>	<b>255,600</b>	<b>255,600</b>	<b>258,200</b>	<b>258,200</b>	<b>260,800</b>	<b>260,800</b>	<b>263,400</b>	<b>263,400</b>	<b>266,000</b>
<b>Projected Taxable Sales Volume</b>	<b>0</b>	<b>900,000</b>	<b>909,000</b>	<b>918,090</b>	<b>927,271</b>	<b>936,544</b>	<b>945,909</b>	<b>955,368</b>	<b>964,922</b>	<b>974,571</b>	<b>984,317</b>
<b>Projected Sales Tax Revenues</b>											
City General Sales Tax	1.375%	0	12,375	12,249	12,371	12,495	12,746	12,874	13,002	13,132	13,264
Capital Improvements Sales Tax	0.500%	0	4,500	4,545	4,499	4,544	4,589	4,635	4,728	4,775	4,823
Transportation Tax	0.500%	0	4,500	4,545	4,499	4,544	4,589	4,635	4,681	4,728	4,775
Metropolitan Parks & Recreation Tax	0.100%	0	900	909	900	909	918	927	936	946	955
<b>Total Sales Tax Revenues</b>	<b>2.475%</b>	<b>0</b>	<b>22,275</b>	<b>22,248</b>	<b>22,269</b>	<b>22,492</b>	<b>22,716</b>	<b>22,943</b>	<b>23,172</b>	<b>23,404</b>	<b>23,875</b>
<b>Base Sales Taxes</b>											
City General Sales Tax	1.375%	0	0	0	0	0	0	0	0	0	0
Capital Improvements Sales Tax	0.500%	0	0	0	0	0	0	0	0	0	0
Transportation Tax	0.500%	0	0	0	0	0	0	0	0	0	0
Metropolitan Parks & Recreation Tax	0.100%	0	0	0	0	0	0	0	0	0	0
<b>Total Base Sales Taxes</b>	<b>2.475%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Incremental Sales Taxes</b>											
City General Sales Tax	1.375%	0	12,375	12,249	12,371	12,495	12,746	12,874	13,002	13,132	13,264
Capital Improvements Sales Tax	0.500%	0	4,500	4,545	4,499	4,544	4,589	4,635	4,728	4,775	4,823
Transportation Tax	0.500%	0	4,500	4,545	4,499	4,544	4,589	4,635	4,681	4,728	4,775
Metropolitan Parks & Recreation Tax	0.100%	0	900	909	900	909	918	927	936	946	955
<b>100% of Incremental Sales Taxes</b>	<b>2.475%</b>	<b>0</b>	<b>22,275</b>	<b>22,248</b>	<b>22,269</b>	<b>22,492</b>	<b>22,716</b>	<b>22,943</b>	<b>23,172</b>	<b>23,404</b>	<b>23,875</b>
<b>50% of Incremental Sales Taxes</b>											
City General Sales Tax	1.375%	0	6,188	6,125	6,186	6,248	6,310	6,373	6,437	6,501	6,632
Capital Improvements Sales Tax	0.500%	0	2,250	2,273	2,250	2,272	2,295	2,318	2,341	2,364	2,412
Transportation Tax	0.500%	0	2,250	2,273	2,250	2,272	2,295	2,318	2,341	2,364	2,412
Metropolitan Parks & Recreation Tax	0.100%	0	450	455	450	455	459	464	468	473	483
<b>50% of Incremental Sales Taxes</b>	<b>2.475%</b>	<b>0</b>	<b>11,138</b>	<b>11,126</b>	<b>11,136</b>	<b>11,247</b>	<b>11,359</b>	<b>11,473</b>	<b>11,587</b>	<b>11,702</b>	<b>11,939</b>
<b>Total Annual Incremental Revenues Available from PILOTS &amp; Sales Taxes</b>		<b>\$0</b>	<b>\$264,238</b>	<b>\$266,726</b>	<b>\$266,736</b>	<b>\$269,447</b>	<b>\$272,273</b>	<b>\$272,387</b>	<b>\$275,102</b>	<b>\$275,220</b>	<b>\$277,939</b>

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.  
<sup>2</sup>These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.  
<sup>3</sup>Calculations include 2% timely payment discount or collection fees imposed by the City of St. Louis.  
 See assumptions for projecting future activity for interpretation of these projections.

Table 8  
Projected Incremental PILOTS & Sales Tax Revenue Projections - Build Alternative <sup>1,2,3</sup>  
Euclid / Buckingham Redevelopment Area  
Sheet 2 of 2

Revenue Sources	Projected Revenues by Program Year in Dollars												
	Year RPA Yr.	2018 12	2019 13	2020 14	2021 15	2022 16	2023 17	2024 18	2025 19	2026 20	2027 21	2028 22	2029 23
<b>Real Property Tax Revenues (PILOTS)</b>													
Market Value from Redevelopment		20,054,848	20,255,396	20,255,396	20,457,950	20,457,950	20,662,530	20,662,530	20,869,155	20,869,155	21,077,847	21,077,847	21,286,625
Assessed Value from Redevelopment		3,861,658	3,900,275	3,900,275	3,939,278	3,939,278	3,978,671	3,978,671	4,018,458	4,018,458	4,058,643	4,058,643	4,099,229
Base Assessed Value for 2005		0	0	0	0	0	0	0	0	0	0	0	0
Incremental EAV		3,861,658	3,900,275	3,900,275	3,939,278	3,939,278	3,978,671	3,978,671	4,018,458	4,018,458	4,058,643	4,058,643	4,099,229
Per \$100 of EAV & Multiply by 2005 Tax Rate for TIF		6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886	6.8886
<b>Total Projected Incremental Real Property Taxes</b>		<b>266,000</b>	<b>268,700</b>	<b>268,700</b>	<b>271,400</b>	<b>271,400</b>	<b>274,100</b>	<b>274,100</b>	<b>276,800</b>	<b>276,800</b>	<b>279,600</b>	<b>279,600</b>	<b>282,400</b>
<b>Projected Taxable Sales Volume</b>		994,160	1,004,102	1,014,143	1,024,284	1,034,527	1,044,872	1,055,321	1,065,874	1,076,533	1,087,298	1,098,171	1,109,153
<b>Projected Sales Tax Revenues</b>													
City General Sales Tax	1.375%	13,396	13,530	13,666	13,802	13,940	14,080	14,220	14,363	14,506	14,651	14,798	14,946
Capital Improvements Sales Tax	0.500%	4,871	4,920	4,969	5,019	5,069	5,120	5,171	5,223	5,275	5,328	5,381	5,435
Transportation Tax	0.500%	4,871	4,920	4,969	5,019	5,069	5,120	5,171	5,223	5,275	5,328	5,381	5,435
Metropolitan Parks & Recreation Tax	0.100%	974	984	994	1,004	1,014	1,024	1,034	1,045	1,055	1,066	1,076	1,087
<b>Total Sales Tax Revenues</b>	<b>2.475%</b>	<b>24,112</b>	<b>24,354</b>	<b>24,598</b>	<b>24,844</b>	<b>25,092</b>	<b>25,344</b>	<b>25,596</b>	<b>25,854</b>	<b>26,111</b>	<b>26,373</b>	<b>26,636</b>	<b>26,903</b>
<b>Base Sales Taxes</b>													
City General Sales Tax	1.375%	0	0	0	0	0	0	0	0	0	0	0	0
Capital Improvements Sales Tax	0.500%	0	0	0	0	0	0	0	0	0	0	0	0
Transportation Tax	0.500%	0	0	0	0	0	0	0	0	0	0	0	0
Metropolitan Parks & Recreation Tax	0.100%	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Base Sales Taxes</b>	<b>2.475%</b>	<b>0</b>											
<b>Total Incremental Sales Taxes</b>													
City General Sales Tax	1.375%	13,396	13,530	13,666	13,802	13,940	14,080	14,220	14,363	14,506	14,651	14,798	14,946
Capital Improvements Sales Tax	0.500%	4,871	4,920	4,969	5,019	5,069	5,120	5,171	5,223	5,275	5,328	5,381	5,435
Transportation Tax	0.500%	4,871	4,920	4,969	5,019	5,069	5,120	5,171	5,223	5,275	5,328	5,381	5,435
Metropolitan Parks & Recreation Tax	0.100%	974	984	994	1,004	1,014	1,024	1,034	1,045	1,055	1,066	1,076	1,087
<b>100% of Incremental Sales Taxes</b>	<b>2.475%</b>	<b>24,112</b>	<b>24,354</b>	<b>24,598</b>	<b>24,844</b>	<b>25,092</b>	<b>25,344</b>	<b>25,596</b>	<b>25,854</b>	<b>26,111</b>	<b>26,373</b>	<b>26,636</b>	<b>26,903</b>
<b>50% of Incremental Sales Taxes</b>													
City General Sales Tax	1.375%	6,698	6,765	6,833	6,901	6,970	7,040	7,110	7,182	7,253	7,326	7,399	7,473
Capital Improvements Sales Tax	0.500%	2,436	2,460	2,485	2,510	2,535	2,560	2,586	2,612	2,638	2,664	2,691	2,718
Transportation Tax	0.500%	2,436	2,460	2,485	2,510	2,535	2,560	2,586	2,612	2,638	2,664	2,691	2,718
Metropolitan Parks & Recreation Tax	0.100%	487	492	497	502	507	512	517	523	528	533	538	544
<b>50% of Incremental Sales Taxes</b>	<b>2.475%</b>	<b>12,057</b>	<b>12,177</b>	<b>12,300</b>	<b>12,423</b>	<b>12,547</b>	<b>12,672</b>	<b>12,799</b>	<b>12,929</b>	<b>13,057</b>	<b>13,187</b>	<b>13,319</b>	<b>13,453</b>
<b>Total Annual Incremental Revenues Available from PILOTS &amp; Sales Taxes</b>		<b>\$278,057</b>	<b>\$280,877</b>	<b>\$281,000</b>	<b>\$283,823</b>	<b>\$283,947</b>	<b>\$286,772</b>	<b>\$286,899</b>	<b>\$289,729</b>	<b>\$289,857</b>	<b>\$292,787</b>	<b>\$292,919</b>	<b>\$295,853</b>

<sup>1</sup> These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.  
<sup>2</sup> These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.  
<sup>3</sup> Calculations include 2% timely payment discount or collection fees imposed by the City of St. Louis.  
 See assumptions for projecting future activity for interpretation of these projections.



Table 9  
Projected Incremental EATS Revenue Projections - Build Alternative <sup>1,2,3</sup>  
Euclid / Buckingham Redevelopment Area  
Sheet 2 of 2

Revenue Sources	Projected Revenues by Program Year in Dollars																	
	Year RPA Yr.	2018 12	2019 13	2020 14	2021 15	2022 16	2023 17	2024 18	2025 19	2026 20	2027 21	2028 22	2029 23					
<b>Individual Earnings Tax Revenues (EATS)</b>																		
Projected Earnings		276,156	278,918	281,707	284,524	287,369	290,243	293,145	296,076	299,037	302,027	305,047	308,097					
Projected Earnings Tax Revenues	1.00%	2,762	2,789	2,817	2,845	2,874	2,902	2,931	2,961	2,990	3,020	3,050	3,081					
Base Taxes (2005 Base Year)		0	0	0	0	0	0	0	0	0	0	0	0					
Total Incremental Earnings Taxes		2,762	2,789	2,817	2,845	2,874	2,902	2,931	2,961	2,990	3,020	3,050	3,081					
<b>50% of Incremental Individual Earnings Taxes</b>		<b>1,381</b>	<b>1,395</b>	<b>1,409</b>	<b>1,423</b>	<b>1,437</b>	<b>1,451</b>	<b>1,466</b>	<b>1,481</b>	<b>1,495</b>	<b>1,510</b>	<b>1,525</b>	<b>1,541</b>					
<b>Corporate Profit (Earnings) Taxes</b>																		
Projected Corporate Profit (Earnings)		9,651	9,651	9,651	9,651	9,651	9,651	9,651	9,651	9,651	9,651	9,651	9,651					
Projected Corporate Profit (Earnings) Tax Revenues	1.00%	97	97	97	97	97	97	97	97	97	97	97	97					
Base Taxes (2005 Base Year)		0	0	0	0	0	0	0	0	0	0	0	0					
Total Incremental Profit Taxes		97	97	97	97	97	97	97	97	97	97	97	97					
<b>50% of Incremental Corporate Profit (Earnings) Taxes</b>		<b>49</b>																
<b>Corporate Payroll Tax Revenues (EATS)</b>																		
Projected Payroll Tax Volume		273,422	276,156	278,918	281,707	284,524	287,369	290,243	293,145	296,076	299,037	302,027	305,047					
Projected Payroll Tax Revenues	0.50%	1,367	1,381	1,395	1,409	1,423	1,437	1,451	1,466	1,480	1,495	1,510	1,525					
Base Taxes (2005 Base Year)		0	0	0	0	0	0	0	0	0	0	0	0					
Total Incremental Corporate Payroll Taxes		1,367	1,381	1,395	1,409	1,423	1,437	1,451	1,466	1,480	1,495	1,510	1,525					
<b>50% of Incremental Corporate Payroll Taxes</b>		<b>684</b>	<b>691</b>	<b>698</b>	<b>705</b>	<b>712</b>	<b>719</b>	<b>726</b>	<b>733</b>	<b>740</b>	<b>748</b>	<b>755</b>	<b>763</b>					
<b>Total Annual Incremental Revenues Available from Other EATS</b>		<b>\$2,114</b>	<b>\$2,135</b>	<b>\$2,156</b>	<b>\$2,177</b>	<b>\$2,198</b>	<b>\$2,219</b>	<b>\$2,241</b>	<b>\$2,263</b>	<b>\$2,284</b>	<b>\$2,307</b>	<b>\$2,329</b>	<b>\$2,353</b>					

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.  
<sup>2</sup>These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.  
<sup>3</sup>Calculations include 2% timely payment discount or collection fees imposed by the City of St. Louis.  
 See assumptions for projecting future activity for interpretation of these projections.

Cost/Benefit Analysis  
Euclid/Buckingham Redevelopment Project Area

Table 10  
Distribution of Projected New "Bottom Half" Economic Activity Tax Revenues (EATS Tax Revenues Not Captured During TIF) - Build Alternative<sup>2</sup>  
Euclid / Buckingham Redevelopment Area  
Sheet 1 of 2

Sales Taxes	Projected Revenues by Program Year in Dollars										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>New EATS Revenues to City</b>	1	2	3	4	5	6	7	8	9	10	11
City General Sales Tax	0	6,188	6,125	6,186	6,248	6,310	6,373	6,437	6,501	6,566	6,632
Capital Improvements Sales Tax	0	2,250	2,273	2,250	2,272	2,295	2,318	2,341	2,364	2,388	2,412
Transportation Tax	0	2,250	2,273	2,250	2,272	2,295	2,318	2,341	2,364	2,388	2,412
Metropolitan Parks & Rec. District Sales Tax	0	450	455	450	455	459	464	468	473	478	483
Individual Earnings Tax Revenues	0	1,250	1,263	1,275	1,288	1,301	1,314	1,327	1,340	1,354	1,367
Corporate Profit (Earnings) Taxes	0	45	45	46	46	47	47	48	48	49	49
Corporate Payroll Tax Revenues	0	625	632	638	644	651	657	664	670	677	684
<b>Total New EATS to City</b>	<b>\$0</b>	<b>\$13,058</b>	<b>\$13,066</b>	<b>\$13,095</b>	<b>\$13,225</b>	<b>\$13,358</b>	<b>\$13,491</b>	<b>\$13,626</b>	<b>\$13,760</b>	<b>\$13,900</b>	<b>\$14,039</b>
<b>New EATS Tax Revenues Not Captured By TIF</b>											
Desegregation Sales Tax	0	6,003	6,063	6,124	6,185	6,247	6,309	6,372	6,436	6,500	6,565
MetroLink	0	2,250	2,273	2,295	2,318	2,341	2,365	2,388	2,412	2,436	2,461
<b>Total New EATS Not Captured by TIF</b>	<b>0</b>	<b>8,253</b>	<b>8,336</b>	<b>8,419</b>	<b>8,503</b>	<b>8,588</b>	<b>8,674</b>	<b>8,760</b>	<b>8,848</b>	<b>8,936</b>	<b>9,026</b>
<b>New EATS Tax Revenue to All Taxing Districts</b>	<b>\$0</b>	<b>\$21,311</b>	<b>\$21,402</b>	<b>\$21,514</b>	<b>\$21,728</b>	<b>\$21,946</b>	<b>\$22,165</b>	<b>\$22,386</b>	<b>\$22,608</b>	<b>\$22,836</b>	<b>\$23,065</b>

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

<sup>2</sup>These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before See assumptions used in projecting future activity interpretation of these projections.

Cost/Benefit Analysis  
Euclid/Buckingham Redevelopment Project Area

Table 10  
Distribution of Projected New "Bottom Half" EATS Tax Revenues (EATS Tax Revenues Not Captured During TIF) - Build Alternative<sup>2</sup>  
Euclid / Buckingham Redevelopment Area  
Sheet 2 of 2

	Projected Revenues by Program Year in Dollars												
	2018 12	2019 13	2020 14	2021 15	2022 16	2023 17	2024 18	2025 19	2026 20	2027 21	2028 22	2029 23	
<b>Sales Taxes</b>													
<b>New EATS Revenues to City</b>													
City General Sales Tax	6,698	6,765	6,833	6,901	6,970	7,040	7,110	7,182	7,253	7,326	7,399	7,473	
Capital Improvements Sales Tax	2,436	2,460	2,485	2,510	2,535	2,560	2,586	2,612	2,638	2,664	2,691	2,718	
Transportation Tax	2,436	2,460	2,485	2,510	2,535	2,560	2,586	2,612	2,638	2,664	2,691	2,718	
Metropolitan Parks & Rec. District Sales Tax	487	492	497	502	507	512	517	523	528	533	538	544	
Individual Earnings Tax Revenues	1,381	1,395	1,409	1,423	1,437	1,451	1,466	1,481	1,495	1,510	1,525	1,541	
Corporate Profit (Earnings) Taxes	49	49	49	49	49	49	49	49	49	49	49	49	
Corporate Payroll Tax Revenues	684	691	698	705	712	719	726	733	740	748	755	763	
<b>Total New EATS to City</b>	<b>\$14,171</b>	<b>\$14,312</b>	<b>\$14,456</b>	<b>\$14,600</b>	<b>\$14,745</b>	<b>\$14,891</b>	<b>\$15,040</b>	<b>\$15,192</b>	<b>\$15,341</b>	<b>\$15,494</b>	<b>\$15,648</b>	<b>\$15,806</b>	
<b>New EATS Tax Revenues Not Captured By TIF</b>													
Desegregation Sales Tax	6,631	6,697	6,764	6,832	6,900	6,969	7,039	7,109	7,180	7,252	7,325	7,398	
MetroLink	2,485	2,510	2,535	2,561	2,586	2,612	2,638	2,665	2,691	2,718	2,745	2,773	
<b>Total New EATS Not Captured by TIF</b>	<b>9,116</b>	<b>9,207</b>	<b>9,299</b>	<b>9,393</b>	<b>9,486</b>	<b>9,581</b>	<b>9,677</b>	<b>9,774</b>	<b>9,871</b>	<b>9,970</b>	<b>10,070</b>	<b>10,171</b>	
<b>New EATS Tax Revenue to All Taxing Districts</b>	<b>\$23,287</b>	<b>\$23,519</b>	<b>\$23,755</b>	<b>\$23,993</b>	<b>\$24,231</b>	<b>\$24,472</b>	<b>\$24,717</b>	<b>\$24,966</b>	<b>\$25,212</b>	<b>\$25,464</b>	<b>\$25,718</b>	<b>\$25,977</b>	

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.  
<sup>2</sup>These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution to the Special Allocation Fund.  
 See assumptions used in projecting future activity interpretation of these projections.

Cost/Benefit Analysis  
Euclid/Buckingham Redevelopment Project Area

Table 11  
Distribution of Projected New "Bottom Half" and Base EATS Tax Revenues (EATS Tax Revenues Not Captured During TIF) - Build Alternative<sup>2</sup>  
Euclid / Buckingham Redevelopment Area  
Sheet 1 of 2

	Projected Revenues by Program Year in Dollars										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Sales Taxes</b>	1	2	3	4	5	6	7	8	9	10	11
<b>New &amp; Base EATS Revenues to City</b>											
City General Sales Tax	0	6,188	6,125	6,186	6,248	6,310	6,373	6,437	6,501	6,566	6,632
Capital Improvements Sales Tax	0	2,250	2,273	2,250	2,272	2,295	2,318	2,341	2,364	2,388	2,412
Transportation Tax	0	2,250	2,273	2,250	2,272	2,295	2,318	2,341	2,364	2,388	2,412
Metropolitan Parks & Rec. District Sales Tax	0	450	455	450	455	459	464	468	473	478	483
Individual Earnings Tax Revenues	0	1,250	1,263	1,275	1,288	1,301	1,314	1,327	1,340	1,354	1,367
Corporate Profit (Earnings) Taxes	0	45	45	46	46	47	47	48	48	49	49
Corporate Payroll Tax Revenues	0	625	632	638	644	651	657	664	670	677	684
<b>Total New &amp; Base EATS Revenues to City</b>	<b>\$0</b>	<b>\$13,058</b>	<b>\$13,066</b>	<b>\$13,095</b>	<b>\$13,225</b>	<b>\$13,358</b>	<b>\$13,491</b>	<b>\$13,626</b>	<b>\$13,760</b>	<b>\$13,900</b>	<b>\$14,039</b>
<b>New EATS Tax Revenues Not Captured By TIF</b>											
Desegregation Sales Tax	0	6,003	6,063	6,124	6,185	6,247	6,309	6,372	6,436	6,500	6,565
Metrolink	0	2,250	2,273	2,295	2,318	2,341	2,365	2,388	2,412	2,436	2,461
<b>Total New EATS Not Captured by TIF</b>	<b>0</b>	<b>8,253</b>	<b>8,336</b>	<b>8,419</b>	<b>8,503</b>	<b>8,588</b>	<b>8,674</b>	<b>8,760</b>	<b>8,848</b>	<b>8,936</b>	<b>9,026</b>
<b>New EATS Tax Revenue to All Taxing Districts</b>	<b>\$0</b>	<b>\$21,311</b>	<b>\$21,402</b>	<b>\$21,514</b>	<b>\$21,728</b>	<b>\$21,946</b>	<b>\$22,165</b>	<b>\$22,386</b>	<b>\$22,608</b>	<b>\$22,836</b>	<b>\$23,065</b>

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

<sup>2</sup> These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution to the Special Allocation Fund.

See assumptions used in projecting future activity interpretation of these projections.

Table 11  
Distribution of Projected New "Bottom Half" and Base EATS Tax Revenues (EATS Tax Revenues Not Captured During TIF) - Build Alternative<sup>1,2</sup>  
Euclid / Buckingham Redevelopment Area  
Sheet 2 of 2

Sales Taxes	Projected Revenues by Program Year in Dollars												
	2018 12	2019 13	2020 14	2021 15	2022 16	2023 17	2024 18	2025 19	2026 20	2027 21	2028 22	2029 23	
<b>New &amp; Base EATS Revenues to City</b>													
City General Sales Tax	6,698	6,765	6,833	6,901	6,970	7,040	7,110	7,182	7,253	7,326	7,399	7,473	
Capital Improvements Sales Tax	2,436	2,460	2,485	2,510	2,535	2,560	2,586	2,612	2,638	2,664	2,691	2,718	
Transportation Tax	487	492	497	502	507	512	517	523	528	533	538	544	
Metropolitan Parks & Rec. District Sales Tax	1,381	1,395	1,409	1,423	1,437	1,451	1,466	1,481	1,495	1,510	1,525	1,541	
Individual Earnings Tax Revenues	49	49	49	49	49	49	49	49	49	49	49	49	
Corporate Profit (Earnings) Taxes	684	691	698	705	712	719	726	733	740	748	755	763	
Corporate Payroll Tax Revenues													
<b>Total New &amp; Base EATS Revenues to City</b>	<b>\$14,171</b>	<b>\$14,312</b>	<b>\$14,456</b>	<b>\$14,600</b>	<b>\$14,745</b>	<b>\$14,891</b>	<b>\$15,040</b>	<b>\$15,192</b>	<b>\$15,341</b>	<b>\$15,494</b>	<b>\$15,648</b>	<b>\$15,806</b>	
<b>New EATS Tax Revenues Not Captured By TIF</b>													
Desegregation Sales Tax	6,631	6,697	6,764	6,832	6,900	6,969	7,039	7,109	7,180	7,252	7,325	7,398	
MetroLink	2,485	2,510	2,535	2,561	2,586	2,612	2,638	2,665	2,691	2,718	2,745	2,773	
<b>Total New EATS Not Captured by TIF</b>	<b>9,116</b>	<b>9,207</b>	<b>9,299</b>	<b>9,393</b>	<b>9,486</b>	<b>9,581</b>	<b>9,677</b>	<b>9,774</b>	<b>9,871</b>	<b>9,970</b>	<b>10,070</b>	<b>10,171</b>	
<b>New EATS Tax Revenue to All Taxing Districts</b>	<b>\$23,287</b>	<b>\$23,519</b>	<b>\$23,755</b>	<b>\$23,993</b>	<b>\$24,231</b>	<b>\$24,472</b>	<b>\$24,717</b>	<b>\$24,966</b>	<b>\$25,212</b>	<b>\$25,464</b>	<b>\$25,718</b>	<b>\$25,977</b>	

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

<sup>2</sup> These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution to the Special Allocation Fund.

See assumptions used in projecting future activity/interpretation of these projections.

Table 12  
Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative  
Euclid / Buckingham Redevelopment Area  
Sheet 1 of 1

Taxing Jurisdiction	2005 Base Equalized Assessed Value (Normal Distribution)	Tax Rate	% of Rate	Projected Assessed Value by Year in Dollars											
				2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
				1	2	3	4	5	6	7	8	9	10	11	
School District	3.9720	57.66%		0	0	0	0	0	0	0	0	0	0	0	
Junior College District	0.2231	3.24%		0	0	0	0	0	0	0	0	0	0	0	
Metro St. Louis Sewer District	0.0686	1.00%		0	0	0	0	0	0	0	0	0	0	0	
Sheltered Workshop	0.1368	1.99%		0	0	0	0	0	0	0	0	0	0	0	
Community Mental Health	0.0821	1.19%		0	0	0	0	0	0	0	0	0	0	0	
Community Children's Service Fund	0.1900	2.76%		0	0	0	0	0	0	0	0	0	0	0	
Metro Zoo, Park and Museum	0.2654	3.85%		0	0	0	0	0	0	0	0	0	0	0	
Library	0.5104	7.41%		0	0	0	0	0	0	0	0	0	0	0	
City of St. Louis	1.4402	20.91%		0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Real Property Taxes</b>	<b>\$6.889</b>	<b>100.00%</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

Taxing Jurisdiction	2003 Base Equalized Assessed Value (Normal Distribution)	Tax Rate	% of Rate	Projected Assessed Value by Year in Dollars											
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				12	13	14	15	16	17	18	19	20	21	22	23
School District	3.9720	57.66%		0	0	0	0	0	0	0	0	0	0	0	0
Junior College District	0.2231	3.24%		0	0	0	0	0	0	0	0	0	0	0	0
Metro St. Louis Sewer District	0.0686	1.00%		0	0	0	0	0	0	0	0	0	0	0	0
Sheltered Workshop	0.1368	1.99%		0	0	0	0	0	0	0	0	0	0	0	0
Community Mental Health	0.0821	1.19%		0	0	0	0	0	0	0	0	0	0	0	0
Community Children's Service Fund	0.1900	2.76%		0	0	0	0	0	0	0	0	0	0	0	0
Metro Zoo, Park and Museum	0.2654	3.85%		0	0	0	0	0	0	0	0	0	0	0	0
Library	0.5104	7.41%		0	0	0	0	0	0	0	0	0	0	0	0
City of St. Louis	1.4402	20.91%		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Real Property Taxes</b>	<b>\$6.889</b>	<b>100.00%</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Table 13  
Distribution of Projected Merchants and Manufacturers Replacement Tax (Commercial Surcharge)- Build Alternative 1,2,3  
Euclid / Buckingham Redevelopment Area  
Sheet 1 of 1

Assessed Value and Taxing Jurisdiction Percentages	Projected Revenues by Year in Dollars											
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Projected Total Assessed Value After Redevelopment	1	2	3	4	5	6	7	8	9	10	11	
Commercial Surcharge	0	120,000	121,200	121,200	122,412	122,412	123,636	123,636	124,872	124,872	126,121	
Percent Factor <sup>1</sup>	0	1,968	1,988	1,988	2,008	2,008	2,028	2,028	2,048	2,048	2,068	
Taxing Jurisdictions												
School District	0	1,409	1,423	1,423	1,438	1,438	1,452	1,452	1,466	1,466	1,480	
Junior College District	0	84	85	85	86	86	87	87	87	87	88	
Metro St. Louis Sewer District	0	88	88	88	89	89	90	90	91	91	92	
Sheltered Workshop	0	19	19	19	20	20	20	20	20	20	20	
Community Mental Health	0	0	0	0	0	0	0	0	0	0	0	
Community Children's Service Fund	0	0	0	0	0	0	0	0	0	0	0	
Metro Zoo, Park and Museum	0	88	88	88	89	89	90	90	91	91	92	
Library	0	95	96	96	97	97	98	98	99	99	100	
City of St. Louis	0	175	177	177	179	179	180	180	182	182	184	
<b>Total M&amp;M Tax to Taxing Districts in Area</b>	<b>\$0</b>	<b>\$1,958</b>	<b>\$1,976</b>	<b>\$1,976</b>	<b>\$1,998</b>	<b>\$1,998</b>	<b>\$2,017</b>	<b>\$2,017</b>	<b>\$2,036</b>	<b>\$2,036</b>	<b>\$2,056</b>	
<b>Total M&amp;M to Other Taxing Districts (State)</b>	<b>\$0</b>	<b>\$11</b>										

Assessed Value and Taxing Jurisdiction Percentages	Projected Revenues by Year in Dollars											
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Projected Total Assessed Value After Redevelopment	12	13	14	15	16	17	18	19	20	21	22	23
Commercial Surcharge	2,068	2,089	2,089	2,110	2,110	2,131	2,131	2,152	2,152	2,174	2,174	2,196
Percent Factor <sup>3</sup>	1,480	1,496	1,496	1,511	1,511	1,526	1,526	1,541	1,541	1,556	1,556	1,572
Taxing Jurisdictions												
School District	88	89	89	90	90	91	91	92	92	93	93	94
Junior College District	92	93	93	94	94	95	95	96	96	97	97	98
Metro St. Louis Sewer District	20	20	20	21	21	21	21	21	21	21	21	22
Sheltered Workshop	0	0	0	0	0	0	0	0	0	0	0	0
Community Mental Health	0	0	0	0	0	0	0	0	0	0	0	0
Community Children's Service Fund	0	0	0	0	0	0	0	0	0	0	0	0
Metro Zoo, Park and Museum	92	93	93	94	94	95	95	96	96	97	97	98
Library	100	101	101	102	102	103	103	104	104	105	105	106
City of St. Louis	184	186	186	188	188	190	190	192	192	193	193	195
<b>Total M&amp;M Tax to Taxing Districts in Area</b>	<b>\$2,056</b>	<b>\$2,078</b>	<b>\$2,078</b>	<b>\$2,100</b>	<b>\$2,100</b>	<b>\$2,121</b>	<b>\$2,121</b>	<b>\$2,142</b>	<b>\$2,142</b>	<b>\$2,162</b>	<b>\$2,162</b>	<b>\$2,185</b>
<b>Total M&amp;M to Other Taxing Districts (State)</b>	<b>\$11</b>	<b>\$11</b>	<b>\$11</b>	<b>\$12</b>								

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the proposed project concept may perform.  
<sup>2</sup>The commercial surcharge is levied against the value of commercial property only, even in a mixed-used project.  
<sup>3</sup>Based on the 1985 formula from St. Louis City for distribution of commercial surcharge to all affected taxing jurisdictions.

Cost/Benefit Analysis  
Euclid/Buckingham Redevelopment Project Area

Table 14  
Distribution of Projected Average Annual Personal Property Taxes  
From Redevelopment Project - Build Alternative<sup>1</sup>  
Euclid / Buckingham Redevelopment Area

New Development	Size	Units	Avg. Annual PP Tax AV /Unit	Average Annual PP AV	Average Annual PP Tax Generated <sup>2</sup>
Residential Condominiums	50	Units	8000	\$400,000	\$27,600
Commercial	6,000	Sq. Ft.	3.00	\$18,000	\$1,200
<b>Totals</b>				<b>\$418,000</b>	<b>\$28,800</b>

Taxing District	Tax Rate per \$100 of AV	Average PP Tax Collected Annually <sup>2</sup>
School District	3.9720	16,600
Junior College District	0.2231	900
Metro St. Louis Sewer District	0.0686	300
Sheltered Workshop	0.1368	600
Community Mental Health	0.0821	300
Community Children's Service Fund	0.1900	800
Library	0.5104	2,100
Metro Zoo, Park and Museum	0.2654	1,100
City of St. Louis	1.4402	6,000
<b>Total</b>	<b>6.889</b>	<b>\$28,700</b>

<sup>1</sup>These projections are based on a series of assumptions and should used on to provide an indication of how the project may perform.

<sup>2</sup> Differences in sums due to rounded totals.

Table 15A  
 Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)  
 Euclid / Buckingham Redevelopment Area  
 Sheet 1 of 2  
 Cost/Benefit Analysis  
 Euclid/Buckingham Redevelopment Project Area

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
	1	2	3	4	5	6	7	8	9	10	11
<b>St. Louis School District</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	1,409	1,423	1,423	1,438	1,438	1,452	1,452	1,466	1,466	1,480
Personal Property (Average Annual)	0	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600
Desegregation Sales Tax	0	6,003	6,063	6,124	6,185	6,247	6,309	6,372	6,436	6,500	6,565
<b>Total</b>	<b>0</b>	<b>24,012</b>	<b>24,086</b>	<b>24,147</b>	<b>24,223</b>	<b>24,285</b>	<b>24,361</b>	<b>24,424</b>	<b>24,502</b>	<b>24,566</b>	<b>24,645</b>
<b>Junior College District</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	84	85	85	86	86	87	87	87	87	88
Personal Property (Average Annual)	0	900	900	900	900	900	900	900	900	900	900
<b>Total</b>	<b>0</b>	<b>984</b>	<b>985</b>	<b>985</b>	<b>986</b>	<b>986</b>	<b>987</b>	<b>987</b>	<b>987</b>	<b>987</b>	<b>988</b>
<b>Metro St. Louis Sewer District</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	88	88	88	89	89	90	90	91	91	92
Personal Property (Average Annual)	0	300	300	300	300	300	300	300	300	300	300
<b>Total</b>	<b>0</b>	<b>388</b>	<b>388</b>	<b>388</b>	<b>389</b>	<b>389</b>	<b>390</b>	<b>390</b>	<b>391</b>	<b>391</b>	<b>392</b>
<b>Sheltered Workshop</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	19	19	19	20	20	20	20	20	20	20
Personal Property (Average Annual)	0	600	600	600	600	600	600	600	600	600	600
<b>Total</b>	<b>0</b>	<b>619</b>	<b>619</b>	<b>619</b>	<b>620</b>						
<b>Community Mental Health</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	300	300	300	300	300	300	300	300	300	300
<b>Total</b>	<b>0</b>	<b>300</b>									
<b>Community Children's Service Fund</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	800	800	800	800	800	800	800	800	800	800
<b>Total</b>	<b>0</b>	<b>800</b>									
<b>Library</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	88	88	88	89	89	90	90	91	91	92
Personal Property (Average Annual)	0	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
<b>Total</b>	<b>0</b>	<b>1,188</b>	<b>1,188</b>	<b>1,188</b>	<b>1,189</b>	<b>1,189</b>	<b>1,190</b>	<b>1,190</b>	<b>1,191</b>	<b>1,191</b>	<b>1,192</b>
<b>Metro Zoo, Park, and Museum</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	95	96	96	97	97	98	98	99	99	100
Personal Property (Average Annual)	0	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
<b>Total</b>	<b>0</b>	<b>2,195</b>	<b>2,196</b>	<b>2,196</b>	<b>2,197</b>	<b>2,197</b>	<b>2,198</b>	<b>2,198</b>	<b>2,199</b>	<b>2,199</b>	<b>2,200</b>
<b>Metropolitan Parks &amp; Rec. District Sales Tax</b>											
Real Estate Taxes	0	450	455	450	455	459	464	468	473	478	483
<b>Total</b>	<b>0</b>	<b>2,250</b>	<b>2,273</b>	<b>2,295</b>	<b>2,318</b>	<b>2,341</b>	<b>2,365</b>	<b>2,388</b>	<b>2,412</b>	<b>2,436</b>	<b>2,461</b>

Table 15A  
 Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)  
 Euclid / Buckingham Redevelopment Area  
 Sheet 2 of 2

Cost/Benefit Analysis  
 Euclid/Buckingham Redevelopment Project Area

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2018 12	2019 13	2020 14	2021 15	2022 16	2023 17	2024 18	2025 19	2026 20	2027 21	2028 22	2029 23
<b>St. Louis School District</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	1,480	1,496	1,496	1,511	1,511	1,526	1,526	1,541	1,541	1,556	1,556	1,572
Personal Property (Average Annual)	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600
Desegregation Sales Tax	6,631	6,697	6,764	6,832	6,900	6,969	7,039	7,109	7,180	7,252	7,325	7,398
<b>Total</b>	<b>24,711</b>	<b>24,793</b>	<b>24,860</b>	<b>24,943</b>	<b>25,011</b>	<b>25,095</b>	<b>25,165</b>	<b>25,250</b>	<b>25,321</b>	<b>25,408</b>	<b>25,481</b>	<b>25,570</b>
<b>Junior College District</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	88	89	89	90	90	91	91	92	92	93	93	94
Personal Property (Average Annual)	900	900	900	900	900	900	900	900	900	900	900	900
<b>Total</b>	<b>988</b>	<b>989</b>	<b>989</b>	<b>990</b>	<b>990</b>	<b>991</b>	<b>991</b>	<b>992</b>	<b>992</b>	<b>993</b>	<b>993</b>	<b>994</b>
<b>Metro St. Louis Sewer District</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	92	93	93	94	94	95	95	96	96	97	97	98
Personal Property (Average Annual)	300	300	300	300	300	300	300	300	300	300	300	300
<b>Total</b>	<b>392</b>	<b>393</b>	<b>393</b>	<b>394</b>	<b>394</b>	<b>395</b>	<b>395</b>	<b>396</b>	<b>396</b>	<b>397</b>	<b>397</b>	<b>398</b>
<b>Sheltered Workshop</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	20	20	20	21	21	21	21	21	21	21	21	22
Personal Property (Average Annual)	600	600	600	600	600	600	600	600	600	600	600	600
<b>Total</b>	<b>620</b>	<b>620</b>	<b>620</b>	<b>621</b>	<b>622</b>							
<b>Community Mental Health</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	300	300	300	300	300	300	300	300	300	300	300	300
<b>Total</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>
<b>Children's Service Fund</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	800	800	800	800	800	800	800	800	800	800	800	800
<b>Total</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>
<b>Library</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	88	89	89	90	90	91	91	92	92	93	93	94
Personal Property (Average Annual)	900	900	900	900	900	900	900	900	900	900	900	900
<b>Total</b>	<b>988</b>	<b>989</b>	<b>989</b>	<b>990</b>	<b>990</b>	<b>991</b>	<b>991</b>	<b>992</b>	<b>992</b>	<b>993</b>	<b>993</b>	<b>994</b>
<b>Metro Zoo, Park, and Museum</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	100	101	101	102	102	103	103	104	104	105	105	106
Personal Property (Average Annual)	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
<b>Total</b>	<b>2,200</b>	<b>2,201</b>	<b>2,201</b>	<b>2,202</b>	<b>2,202</b>	<b>2,203</b>	<b>2,203</b>	<b>2,204</b>	<b>2,204</b>	<b>2,205</b>	<b>2,205</b>	<b>2,206</b>
<b>Metropolitan Parks &amp; Rec. District Sales Tax</b>	487	492	497	502	507	512	517	523	528	533	538	544
<b>MetroLink (.25%)</b>	2,485	2,510	2,535	2,561	2,586	2,612	2,638	2,665	2,691	2,718	2,745	2,773

Table 15B  
Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)  
Euclid / Buckingham Redevelopment Area  
Sheet 1 of 1

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2007 1	2008 2	2009 3	2010 4	2011 5	2012 6	2013 7	2014 8	2015 9	2016 10	2017 11	
<b>City of St. Louis</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	1,988	1,988	1,988	2,008	2,008	2,028	2,028	2,048	2,048	2,068	2,068
Personal Property (Average Annual)	0	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
City General Sales Tax	0	6,188	6,125	6,186	6,248	6,310	6,373	6,437	6,501	6,566	6,632	6,632
Capital Improvements Sales Tax	0	2,250	2,273	2,250	2,272	2,295	2,318	2,341	2,364	2,388	2,412	2,412
Transportation Tax	0	2,250	2,273	2,250	2,272	2,295	2,318	2,341	2,364	2,388	2,412	2,412
Individual Earnings Tax Revenues (EATS)	0	1,250	1,263	1,275	1,288	1,301	1,314	1,327	1,340	1,354	1,367	1,367
Corporate Profit (Earnings) Taxes	0	45	45	46	46	47	47	48	48	49	49	49
Corporate Payroll Tax Revenues (EATS)	0	625	632	638	644	651	657	664	670	677	684	684
<b>Total</b>	<b>0</b>	<b>20,576</b>	<b>20,599</b>	<b>20,633</b>	<b>20,778</b>	<b>20,907</b>	<b>21,055</b>	<b>21,186</b>	<b>21,335</b>	<b>21,470</b>	<b>21,624</b>	<b>21,624</b>
<b>City of St. Louis</b>												
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	184	186	186	188	188	190	190	192	192	193	193	195
Personal Property (Average Annual)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
City General Sales Tax	6,698	6,765	6,833	6,901	6,970	7,040	7,110	7,182	7,253	7,326	7,399	7,473
Capital Improvements Sales Tax	2,436	2,460	2,485	2,510	2,535	2,560	2,586	2,612	2,638	2,664	2,691	2,718
Transportation Tax	2,436	2,460	2,485	2,510	2,535	2,560	2,586	2,612	2,638	2,664	2,691	2,718
Individual Earnings Tax Revenues (EATS)	1,381	1,395	1,409	1,423	1,437	1,451	1,466	1,481	1,495	1,510	1,525	1,541
Corporate Profit (Earnings) Taxes	49	49	49	49	49	49	49	49	49	49	49	49
Corporate Payroll Tax Revenues (EATS)	684	691	698	705	712	719	726	733	740	748	755	763
<b>Total</b>	<b>19,868</b>	<b>20,006</b>	<b>20,145</b>	<b>20,286</b>	<b>20,426</b>	<b>20,569</b>	<b>20,713</b>	<b>20,861</b>	<b>21,005</b>	<b>21,154</b>	<b>21,303</b>	<b>21,457</b>

No Building Alternative

Cost/Benefit Analysis  
Euclid/Buckingham Redevelopment Project Area

Table 16  
Distribution of Projected Real Property Tax Revenues - No Build Alternative  
Euclid / Buckingham Redevelopment Area  
Sheet 1 of 1

Taxing Jurisdiction	Projected Assessed Value	Tax Rate <sup>1</sup>	% of Rate	Projected Assessed Value by Year in Dollars											
				2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
				1	2	3	4	5	6	7	8	9	10	11	
School District	3,9720	57.7%		0	0	0	0	0	0	0	0	0	0	0	
Junior College District	0.2231	3.2%		0	0	0	0	0	0	0	0	0	0	0	
Metro St. Louis Sewer District	0.0686	1.0%		0	0	0	0	0	0	0	0	0	0	0	
Sheltered Workshop	0.1368	2.0%		0	0	0	0	0	0	0	0	0	0	0	
Community Mental Health	0.0821	1.2%		0	0	0	0	0	0	0	0	0	0	0	
Community Children's Service Fund	0.1900	2.8%		0	0	0	0	0	0	0	0	0	0	0	
Library	0.2654	3.9%		0	0	0	0	0	0	0	0	0	0	0	
Metro Zoo, Park and Museum	0.5104	7.4%		0	0	0	0	0	0	0	0	0	0	0	
City of St. Louis	1.4402	20.9%		0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Real Property Taxes</b>	<b>\$6,889</b>	<b>100%</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

Taxing Jurisdiction	Projected Assessed Value	Tax Rate <sup>1</sup>	% of Rate	Projected Assessed Value by Year in Dollars											
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				12	13	14	15	16	17	18	19	20	21	22	23
School District	3,9720	57.66%		0	0	0	0	0	0	0	0	0	0	0	0
Junior College District	0.2231	3.24%		0	0	0	0	0	0	0	0	0	0	0	0
Metro St. Louis Sewer District	0.0686	1.00%		0	0	0	0	0	0	0	0	0	0	0	0
Sheltered Workshop	0.1368	1.99%		0	0	0	0	0	0	0	0	0	0	0	0
Community Mental Health	0.0821	1.19%		0	0	0	0	0	0	0	0	0	0	0	0
Community Children's Service Fund	0.1900	2.8%		0	0	0	0	0	0	0	0	0	0	0	0
Library	0.2654	3.85%		0	0	0	0	0	0	0	0	0	0	0	0
Metro Zoo, Park and Museum	0.1900	2.76%		0	0	0	0	0	0	0	0	0	0	0	0
City of St. Louis	0.5104	7.41%		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Real Property Taxes</b>	<b>\$5,638</b>	<b>81.84%</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Table 17  
Distribution of Projected Merchants and Manufacturers Replacement Tax (Commercial Surcharge)- No Build Alternative<sup>1,2</sup>  
Euclid / Buckingham Redevelopment Area  
Sheet 1 of 1

Assessed Value and Taxing Jurisdiction Percentages	Projected Revenues by Year in Dollars										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Projected Total Assessed Value	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
<b>Percent Factor<sup>3</sup></b>											
School District	0.7159	0	0	0	0	0	0	0	0	0	0
Junior College District	0.0427	0	0	0	0	0	0	0	0	0	0
Metro St. Louis Sewer District	0.0445	0	0	0	0	0	0	0	0	0	0
Sheltered Workshop	0.0098	0	0	0	0	0	0	0	0	0	0
Community Mental Health	0.0000	0	0	0	0	0	0	0	0	0	0
Community Children's Service Fund	0.0000	0	0	0	0	0	0	0	0	0	0
Metro Zoo, Park and Museum	0.0445	0	0	0	0	0	0	0	0	0	0
Library	0.0482	0	0	0	0	0	0	0	0	0	0
City of St. Louis	0.0890	0	0	0	0	0	0	0	0	0	0
<b>Total M&amp;M Tax to Taxing Districts in Area</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total M&amp;M to Other Taxing Districts (State)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Assessed Value and Taxing Jurisdiction Percentages	Projected Revenues by Year in Dollars											
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Projected Assessed Value	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0	0
<b>Percent Factor<sup>3</sup></b>												
School District	0.7159	0	0	0	0	0	0	0	0	0	0	0
Junior College District	0.0427	0	0	0	0	0	0	0	0	0	0	0
Metro St. Louis Sewer District	0.0445	0	0	0	0	0	0	0	0	0	0	0
Sheltered Workshop	0.0098	0	0	0	0	0	0	0	0	0	0	0
Community Mental Health	0.0000	0	0	0	0	0	0	0	0	0	0	0
Community Children's Service Fund	0.0000	0	0	0	0	0	0	0	0	0	0	0
Metro Zoo, Park and Museum	0.0445	0	0	0	0	0	0	0	0	0	0	0
Library	0.0482	0	0	0	0	0	0	0	0	0	0	0
City of St. Louis	0.0890	0	0	0	0	0	0	0	0	0	0	0
<b>Total M&amp;M Tax to Taxing Districts in Area</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total M&amp;M to Other Taxing Districts (State)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the proposed project concept may perform.

<sup>2</sup>The commercial surcharge is levied against the value of commercial property only, even in a mixed-used project.

<sup>3</sup>Based on the 1995 formula from St. Louis City for distribution of commercial surcharge to all affected taxing jurisdictions.

Table 18A  
 Fiscal Impact of No Build Alternative on Affected Taxing Districts (Base and Increment)  
 Euclid / Buckingham Redevelopment Area  
 Sheet 1 of 1

Cost/Benefit Analysis

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2007 1	2008 2	2009 3	2010 4	2011 5	2012 6	2013 7	2014 8	2015 9	2016 10	2017 11
<b>St. Louis School District</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	0	0	0	0	0	0	0	0	0
Desegregation Sales Tax	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Junior College District</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Metro St. Louis Sewer District</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Community Mental Health</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Community Children's Service Fund</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Metro Zoo, Park &amp; Museum</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Library</b>											
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Metropolitan Parks &amp; Rec. District</b>											
Sales Tax	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>MetroLink (.25%)</b>											
	0	0	0	0	0	0	0	0	0	0	0

Table 18B  
Fiscal Impact of No Build Alternative on Affected Taxing Districts (Base and Increment)  
Euclid / Buckingham Redevelopment Area  
Sheet 1 of 1

Affected Taxing District	Projected Revenues by Program Year in Dollars																							
	2007 1	2008 2	2009 3	2010 4	2011 5	2012 6	2013 7	2014 8	2015 9	2016 10	2017 11	2018 12	2019 13	2020 14	2021 15	2022 16	2023 17	2024 18	2025 19	2026 20	2027 21	2028 22	2029 23	
<b>City of St. Louis</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City General Sales Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Improvements Sales Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transportation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Restaurant Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Individual Earnings Tax Revenues (EATS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corporate Profit (Earnings) Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corporate Payroll Tax Revenues (EATS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>City of St. Louis</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City General Sales Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Improvements Sales Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transportation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Restaurant Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Individual Earnings Tax Revenues (EATS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corporate Profit (Earnings) Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corporate Payroll Tax Revenues (EATS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility Tax Revenues (EATS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>