

ORDINANCE #68743
Board Bill No. 113
Floor Substitute

An ordinance enacted pursuant to Section 56.540, Revised Statutes of Missouri to repeal Ordinance No. 68542 relating to the Office of the Circuit Attorney of the City of St. Louis, allocating the positions established by said Section 56.540, R.S.Mo. to classes with grades and a schedule setting minimum and maximum salaries for such grades by repealing Section Two and replacing said Section with provisions of this ordinance, providing that such salaries be paid bi-weekly; providing for payment of overtime wages on an hourly basis at the bi-weekly rate when such overtime is authorized as necessary by the Circuit Attorney and containing an emergency clause.

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

SECTION ONE. Ordinance No. 68542 is hereby repealed and, in lieu thereof, the following provisions are enacted.

SECTION TWO. The following positions of the Office of the Circuit Attorney of the City of St. Louis, authorized by Section 56.540, R.S.Mo., are hereby allocated to a grade in the following Section with the rates therein established, to wit:

Title	Code	Grade
First Assistant Circuit Attorney	1601	21M
Chief Trial Assistant	1602	20M
Chief Warrant Officer	1603	20M
Chief Misdemeanor Officer	1604	20M
Special Assistant Circuit Attorney I	1605	15P
Special Assistant Circuit Attorney II	1606	17P
Attorney I	2361	15P
Attorney II	2362	17P
Attorney III	2363	18P
Attorney IV	2367	20M
Attorney Manager	2364	20M
Administrative Assistant	1622	14M
Administrative Secretary	1614	14G
Chief Clerk	1617	13G
Chief Investigator	1630	15P
Clerk I	1112	8G
Clerk II	1113	9G
Clerk III	1114	11G
Clerk IV	1115	13G
Computer Operations Manager	1361	15P
Computer Operations Supervisor	1327	13P
Computer Operator I	1323	10G
Computer Operator II	1324	11G
Computer Operator III	1325	12G
Grand Jury Stenographer	1615	12G
Investigator IA	1633	10G
Investigator I	1631	13G
Investigator II	1632	14G
Investigator III	1634	15G
Legal Secretary	1134	12G
Paralegal	2365	12G
Secretary I	1131	9G
Secretary II	1132	10G
Secretary III	1133	11G
Social Worker	6141	13G
Telephone Operator	1161	8G
Typist Clerk I	1121	8G
Typist Clerk II	1122	9G
Victim Services Counselor I	1642	13G
Victim Services Counselor II	1643	14G

Victim Services Supervisor

1644

15P

OFFICIAL PAY SCHEDULE FOR CLASSIFICATION GRADES

The following is hereby adopted as the salary pay schedule for all classification grades of positions in Section Two of this ordinance, beginning with the biweekly pay period starting the effective date of this Ordinance. The following bi-weekly pay schedule for all grades shall become effective with the beginning of the first pay period following effective passage of this ordinance:

GRADE	MINIMUM	MAXIMUM
5	686	1030
6	747	1121
7	816	1222
8	889	1332
9	968	1452
10	1000	1584
11	1151	1726
12	1254	1882
13	1387	2082
14	1596	2394
15	1715	2754
16	2111	3166
17	1843	3643
18	2163	4198
19	3212	4817
20	2615	5539
21	3747	5982
22	4308	6460
23	4651	6979

SECTION THREE. The Circuit Attorney, in making appointments to the positions authorized by Section 56.540 R.S.Mo., shall make said appointments within the classes and grades set out in Section Two of this ordinance, and to an amount of pay within a grade; provided further that the Circuit Attorney may, in her sole discretion, change the classification, grade and amount paid to a person appointed as she determines to be required. The Circuit Attorney may establish probationary rates of pay for classes of positions established in this pay ordinance. Such probationary rates may be less than the rate paid to a regular employee.

SECTION FOUR. The salary for grades of positions shall be paid bi-weekly.

SECTION FIVE. The annual rate of employee compensation shall be twenty-six (26) times the bi-weekly scale of pay for the grade applicable to the employee's position. No employee shall be paid at a rate lower than the minimum or higher than the maximum of the salary range established for the grade to which his/her class has been allocated. Nothing in this section shall be construed as preventing the Circuit Attorney from paying less than the maximum provided in this ordinance.

SECTION SIX. (A) Employees occupying positions allocated in Section Two to a grade of G or lower, or to a grade of 18P or lower, may be eligible to receive, in addition to the regular salary, pay for overtime hours authorized by the Circuit Attorney. The rate of such overtime pay shall be subject to the requirements of the Fair Labor Standards Act of 1938, as applicable, and shall be allowed on the basis of hours worked and the bi-weekly rate of pay. Compensatory time may be allowed in lieu of overtime pay as provided by law. Employees occupying positions allocated to a management grade designated by the letter "M" following the grade number are ineligible to receive additional compensation for time worked over that ordinarily required.

(B) Contingent upon the declaration of the City's Board of Estimate and Apportionment that a fiscal crisis exists in the City so as to warrant the mandatory implementation of furloughs of City officers and employees, the Board of Aldermen hereby authorizes such mandatory implementation of furloughs. As used herein the term "furlough" shall mean time off without pay. In the event furloughs are implemented, the Circuit Attorney shall issue, consistent with this ordinance, such guidelines as are necessary for setting out a process for furlough implementation. A "furlough" will not affect any employee's benefits including, but not limited to, health insurance, pension calculations, anniversary dates, or any employee service rating or eligibility for promotion. The Circuit Attorney will still be required to make all appropriate deductions for health insurance and pensions from the accounts for employees under the Circuit Attorney's control.

All employees, except for employees on duty on the following dates in offices where the Circuit Attorney's responsibilities

and state statutes require designated employees to be on duty on the following dates, shall be “furloughed” for eight (8) hours on the following dates:

February 21 st	May 9 th
October 11 th	November 26 th
December 31 st	

The Circuit Attorney shall pay employees required to work on the above-referenced days for such work and shall require such employees to take eight (8) hours of furlough on an alternate day. All employees in positions which have been determined to be exempt pursuant to the Fair Labor Standards Act shall be required to take an additional forty (40) hours of furlough time in addition to the days designated above which must be taken in eight (8) hour increments no later than June 18, 2011. The Circuit Attorney shall prepare a list of dates from which such exempt employees may choose additional “furlough” dates in eight (8) hour increments, and shall require each exempt employee to take a minimum of five (5) eight (8) hour increments as “furlough” in addition to the “furlough” dates specifically listed above.

SECTION SEVEN. HOLIDAYS.

The Circuit Attorney shall grant holiday leave with pay, holiday pay, or compensatory holiday time off in lieu of pay to employees working full-time who are paid a bi-weekly rate on the following days:

<u>DATE</u>	<u>HOLIDAY</u>
Third Monday in January	Rev. Martin Luther King Jr. Day
February 12	Lincoln’s Birthday
Last Monday in May	Memorial Day
July 4	Independence Day
First Monday in September	Labor Day
November 11	Veterans’ Day
Fourth Thursday in November	Thanksgiving Day
December 25	Christmas Day

The Circuit Attorney shall not grant holiday leave with pay, holiday pay, or compensatory holiday time off except as provided in this Section. At the end of FY 11, the paid holiday schedule will revert back.

Employees working full-time and paid a bi-weekly rate whose pay is established in this compensation ordinance shall receive leave with pay, pay or compensatory time off in lieu of pay as holiday compensation in an amount that is proportionate to the number of hours the employee is regularly scheduled to work in a day or shift. For example, employees working an average of forty (40) hours a week, five (5) days a week, eight (8) hours a day shall receive eight (8) hours of compensation for the holiday; employees working an average of forty (40) hours a week, four (4) days a week, ten (10) hours a day shall receive ten (10) hours of compensation for the holiday.

When the day of observance of a holiday is changed by State or Federal law, it will be so observed by the City of St. Louis. When the day of observance of a holiday is changed by State or Federal executive action, the Mayor shall determine the day of observance by the City of St. Louis. When one of the above enumerated holidays occurs on Sunday, the following Monday shall be observed as the holiday. When one of the above holidays occurs on Saturday, the preceding Friday shall be observed as the holiday.

The Circuit Attorney shall determine the manner of granting holidays. When full-time employees are required to work on a holiday they shall be entitled to compensation for the holiday and the hours actually worked. Compensation for the holiday shall be in an amount proportionate to the number of hours an employee is regularly scheduled to work in a day or shift.

Except as otherwise provided in this section, when a City holiday falls on an employee’s regularly scheduled day off, the employee shall be entitled to have compensatory time added to his/her balance in an amount proportionate to the number of hours regularly scheduled in a day or shift.

The holiday compensation procedures established by this section shall apply to full-time employees paid a bi-weekly rate. Part-time bi-weekly paid employees shall be compensated for holidays in proportion to the percentage of time they are regularly scheduled to work. Employees paid on an hourly or per performance basis shall not be entitled to holiday compensation.

In the event that the holiday schedule established in this section is revised, employees who are granted compensatory time

in lieu of all holidays shall have their leave benefits adjusted accordingly.

SECTION EIGHT. Emergency Clause. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meanings of Sections 19 and 20 of article IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the Mayor.

Approved: September 20, 2010

ORDINANCE #68744
Board Bill No. 117
Floor Substitute

An ordinance relating to the employees and salaries of the Office of the Recorder of Deeds; repealing Ordinance 67804 pertaining to the office of the Recorder of Deeds and enacting in lieu thereof a new ordinance pertaining to the same subject matter and containing an emergency clause.

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

SECTION ONE. Ordinances 67804 is hereby repealed an enacted in lieu thereof is the following.

SECTION TWO. Appointments and Salaries. The following positions of the Office of the Recorder of Deeds whose duties shall be those indicated by their respective titles and coded are hereby allocated as listed below and adopted as the classification plan for the Recorder of Deeds.

TITLE	CODE	GRADE
Recorder	R500	E
Deputy Recorder	D451	18M
Human Resource Manager	1523	18M
Internet Service Manager	1368	18M
Special Project Manager	2382	17M
Administrativ4e Assistant	1621	17G
Fiscal Officer	1484	16G
Public Information Officer Supervisor	1616	15G
Real Estate Records Manager	1426	14G
Records Retention Supervisor	1187	14G
Computer Programmer II	1332	14G
Historic Preservation Planner II	4193	14G
Historic Preservation Planner I	4192	13G
Auditor	1471	13G
Secretary to The Recorder of Deeds	R333	13G
Document Specialist II	5644	12G
Document Specialist I	5643	11G
Receptionist	1161	10G
Clerk II	1113	09G
Clerk I	1112	08G

SECTION THREE. (a) GENERAL PAY SCHEDULE

(1) The following bi-weekly pay schedule for all pay grades denoted with the suffix "G" and "M" shall be effective.

BI-WEEKLY RANGE OF PAY IN WHOLE DOLLARS

GRADE	MINIMUM	MAXIMUM
5	686	1030
6	747	1121
7	816	1222
8	889	1332
9	968	1452
10	1055	1584

11	1151	1726
12	1254	1882
13	1387	2082
14	1596	2394
15	1835	2754
16	2111	3166
17	2428	3643
18	2791	4189
19	3212	4817
20	3694	5539
21	3989	5982
22	4308	6460
23	4651	6979

(b) The Recorder of Deeds may approve the payment of hiring incentives to recruit qualified personnel for positions that are difficult to fill. Hiring incentives shall be in any amount up to the twenty-five percent (25%) of the annual salary of the position for which the incentive is to be paid.

SECTION FOUR. The annual rate of employee compensation shall be twenty-six (26) times the bi-weekly scale of pay for the grade applicable to each employee's position as set out in Section 4.34.010. No employee of the Recorder of Deeds shall be paid at a rate lower than the minimum or higher than the maximum of the salary range established for the grade to which his class has been allocated. Nothing in this section shall be construed as preventing the Recorder from paying less than the maximum provided in this ordinance.

SECTION FIVE. STARTING SALARY

The minimum rate of pay for a position shall be paid upon original appointment to the class, unless the Recorder of Deeds finds that it is impossible to recruit employees with adequate qualifications at the minimum rate. If an advanced starting salary is necessary, the Recorder of Deeds may establish a recruitment rate for a single position or all positions in a class and authorized employment at a figure above the minimum but within the regular range of salary established for the class. In the event the Recorder of Deeds finds that it is difficult to secure the services of sufficient number of employees for a class or occupational series after a diligent recruitment effort, the Recorder of Deeds may establish a new maximum rate for the classes which is not more than twenty-five percent (25%) above the regular maximum established in this ordinance.

SECTION SIX. PROMOTION, DEMOTION, REALLOCATION AND TRANSFER

An employee who is transferred, promoted, demoted, or whose position is reallocated after the effective date of this ordinance, shall have his or her rate of pay for the new position determined as follows:

(a) Promotion: this shall be defined as a change of an employee from a position of one class to a position of another class with a higher pay grade.

(1) When an employee is promoted to a position in the General and Management Schedule which is only one grade higher, the employer's salary shall be set at a rate which is five percent (5%) higher than the rate received immediately prior to promotion. The Recorder of Deeds may approve up to a twenty percent (20%) salary adjustment when such action is needed to attract experienced, qualified candidates for a position. Such salary determination shall take into consideration the nature of magnitude of the accretion of duties and responsibilities resulting from the promotion. However, no employee shall be paid less than the minimum rate nor more than the maximum rate for a new class of position, except as otherwise provided in this ordinance.

(b) Demotion: This shall be defined as a change of an employee from a position of one class to a position of another class which has a lower pay grade.

(1) If an employee is demoted for disciplinary reasons his or her rate of pay shall be established at a rate within the range of the new position to be determined by the Recorder of Deeds.

(2) If an employee accepts a voluntary demotion, his or her rate of pay shall be reduced to a rate within the range for the new position which is five percent (5%) lower than the rate received immediately prior to demotion. The Recorder of Deeds may approve up to a ten percent (10%) salary decrease upon demotion. However, no

employee shall be paid less than the minimum nor more than the maximum rate for the new class of position, except as otherwise provided in this ordinance.

- (3) If an employee is demoted to his/her previous position because of failing to complete the work test period, the employees pay shall be adjusted to a rate in the pay range for the previous position to be determined by the Recorder of Deeds.
- (c) Reallocation:
- (1) The salary of an employee which is in excess of the maximum of the range prescribed by this ordinance for the class and grade to which his or her position has been allocated or may be reallocated shall not be reduced by reason of the new salary range and grade. The salary of such employee shall not be increased so long as he or she remains in the class of position, except as otherwise provided by this ordinance.
 - (2) If the employee's position is reallocated to a class in a lower pay grade and the rate of pay for the previous position is within the salary range of the new position, his or her salary shall remain unchanged.
 - (3) The salary of an employee whose position is allocated to a class in a higher pay grade shall be determined in accordance with the provisions of this Section 6(a)(1) relating to salary advancement on promotion.
- (d) Transfer: The salary rate of an employee who transfers to a different position in the same class, or from a position in one class to a position in another class in the same pay grade, regardless of pay schedule, shall remain unchanged, provided that no employee shall be paid less than the minimum rate nor more than the maximum rate for the new class of position, except as otherwise provided in this ordinance.
- (e) The pay of any employee may be decreased as a disciplinary action by the recorder of Deeds to lower rate or step within a salary range. The decrease shall not be greater than fifteen percent (15%) of the current salary rate. In no case shall the decrease be below the minimum of the pay range for the class. The Recorder of Deeds may determine that the pay decrease shall be effective for a specific number of bi-weekly pay periods.
- (f) Recorder of Deeds may approve a within range salary adjustment or other incentives to retain employees in positions that are difficult to fill, or because of their unique requirements. Said adjustment may only be granted once during a twenty-six (26) week period.

SECTION SEVEN. INCOME SOURCES

Any salary paid to an employee in the city service shall represent the total remuneration for the employee, excepting reimbursements for official travel and other payments specifically authorized by ordinance. No employee shall receive remuneration from the City in addition to the salary authorized in this ordinance for services rendered by the employee in the discharge of the employee's ordinary duties, of additional duties which may be imposed upon the employee, or of duties which the employee may undertake or volunteer to perform.

Whenever an employee not on an approved, paid leave works for a period less than the regularly established number of hours a day, days a week or days bi-weekly, the amount of paid shall be proportionate to the hours in the employee's normal work week and the bi-weekly rate for the employee's position. The payment of a separate salary for actual hours worked from two or more departments, divisions or other units of the City for duties performed for each of such agencies is permissible if the total salary received from these agencies is not in excess of the maximum rate of pay for the class.

SECTION EIGHT. CONVERSION

- (a) All pay schedules in Ordinance 67804 shall continue in effect.
- (b) No employee shall be reduced in salary by reason of the adoption of the new pay schedules in this ordinance.
- (c) The Recorder of Deeds may establish a special conversion procedure for a class or position in the event that the Recorder of Deeds determines that a serious inequity would be created by the application of the conversion procedures established in this Section 9.

SECTION NINE. Contingent upon the declaration of the City's Board of Estimate and Apportionment that a fiscal crisis

exists in the City so as to warrant the mandatory implementation of the furloughs of the City officers and employees, the Board of Aldermen hereby authorizes such mandatory implementation of furloughs. As used herein the term "furlough" shall mean time off without pay. In the event furloughs are implemented, the Recorder of Deeds shall issue, consistent with this ordinance, such guidelines as are necessary for setting out a process for furlough implementation. A "furlough" will not affect any employee's benefits including, but not limited to, health insurance, pension calculations, anniversary dates, or any employee service rating or eligibility for promotion. The Recorder of Deeds will still be required to make all appropriate deductions for health insurance and pensions from accounts for employees under the Recorder of Deed's control.

All employees, except for employees on duty on the following dates in offices where the Recorder of Deeds's responsibilities require designated employees to be on duty on the following dates, shall be "furloughed" for eight (8) hours on the following dates:

February 21 st	May 9 th
October 11 th	November 26 th
December 31 st	

The Recorder of Deeds shall pay employees required to work on the above-referenced days for such work and shall require such employees to take eight (8) hours of furlough on an alternate day. All employees in positions which have been determined to be exempt pursuant to the Fair Labor Standards Act shall be required to take an additional forty (40) hours of furlough time in addition to the days designated above which must be taken in eight (8) hour increments no later than June 18, 2011. The Recorder of Deeds shall prepare a list of dates from which such exempt employees may choose additional "furlough" dates in eight (8) hour increments, and shall require each exempt employee to take a minimum office (5) eight (8) hour increments as "furlough" in addition to the "Furlough" dates specifically listed above.

SECTION TEN. HOLIDAYS

The Recorder of Deeds shall grant holiday leave with pay, holiday pay, or compensatory holiday time off in lieu of pay to employees working full-time who are paid a bi-weekly rate on the following days:

DATE	HOLIDAY
Third Monday in January	Rev. Martin Luther King Jr, Day
February 12	Lincoln's Birthday
Last Monday in May	Memorial Day
July 4	Independence Day
First Monday in September	Labor Day
November 11	Veteran's Day

The Recorder of Deeds shall not grant holiday leave with pay, holiday pay, or compensatory holiday time off except as provided in this Section. At the end of FY22, the paid holiday schedule will revert back.

Employees working full-time and paid a bi-weekly rate whose pay is established in this compensation ordinance shall receive leave with pay, pay or compensatory time off in lieu of pay as holiday compensation in an amount that is proportionate to the number of hours the employee is regularly scheduled to work in a day or shift. For example, employees working an average of forty (40) hours a week, five (5) days a week, eight (8) hours a day shall receive eight (8) hours of compensation for the holiday; employees working an average of forty (40) hours a week, four day a week, ten (10) hours a day shall receive ten (10) hours of compensation for the holiday.

When the day of observance of a holiday is changed by State or Federal law, it will be so observed by the City of St. Louis. When the day of observance of a holiday is changed by State or Federal executive action, the Mayor shall determine the day of observance by the City of St. Louis. When one of the above enumerated holidays occurs on Sunday, the following Monday shall be observed as the holiday. When one of the above holidays occurs on a Saturday, the preceding Friday shall be observed as the holiday.

The Recorder of Deeds shall determine the manner of granting holidays. When full-time employees are required to work on a holiday they shall be entitled to compensation for the holiday and the hours actually worked. Compensation for the holiday shall be in an amount proportionate to the number of hours an employee is regularly scheduled to work in a day or shift.

Except as otherwise provided in this section, when a City holiday falls on an employee's regularly scheduled day off, the employee shall be entitled to have compensatory time added to his/her balance in an amount proportionate to the number of hours regularly scheduled in a day or shift.

The holiday compensation procedures established by this section shall apply to full-time employees paid bi-weekly rate. Part-time bi-weekly paid employees shall be compensated for holidays in proportion to the percentage of time they are regularly scheduled to work. Employees paid on an hourly or per performance basis shall not be entitled to holiday compensation.

In the event that the holiday schedule established in this section is revised, employees who are granted compensatory time in lieu of all holidays shall have their leave benefits adjusted accordingly.

SECTION ELEVEN. Changes to Pay Plan Whenever the Recorder of Deeds finds it necessary to add a new class to the Pay plan, the Recorder of Deeds shall allocate the class to an appropriate grade and schedule in this ordinance, and notify the Board of Aldermen of this action. Whenever the Recorder of Deeds find it necessary to change the pay schedule of an existing class within the Pay plan, the Recorder of Deeds shall allocate the class to the appropriate schedule in this ordinance, and notify the Board of Aldermen of this action.

SECTION TWELVE. PASSAGE OF ORDINANCE. The passage of this ordinance being deemed necessary for the immediate preservation of the public peace, health and safety, it is hereby declared to be an emergency measure and the same shall take effect and be in force immediately upon its approval by the Mayor.

Approved: September 20, 2010

**ORDINANCE #68745
Board Bill No. 123
Committee Substitute**

An ordinance pertaining to the Firemen's Retirement System; repealing Ordinance 65541; with an emergency provision.

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

SECTION ONE. Ordinance 65541 is hereby repealed.

SECTION TWO. Emergency Clause. This being an ordinance necessary for the preservation of the public peace, health and safety, it is hereby declared to be an emergency ordinance under Article IV, Sections 19 and 20 of the Charter of the City of St. Louis, and it shall take effect and be in full force immediately upon its passage and approval by the Mayor or its adoption over his veto.

Approved: September 20, 2010

**ORDINANCE #68746
Board Bill No. 124
Committee Substitute**

An ordinance pertaining to accumulated sick leave for employees who are members of the Fire Department and the Firemen's Retirement System; with severability and emergency provisions.

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

SECTION ONE. 1. Any employee who is member of the Firemen's Retirement System (hereinafter "Member") and who retires in accordance with the provisions of Chapter 4.18 of the Revised Code, after working continuously for the Fire Department until reaching retirement age, but not including retirement for service connected disability, shall be credited with all of the Member's unused accumulated sick leave as certified by the City of St. Louis Department of Personnel.

Notwithstanding anything to the contrary contained herein, for purposes of the calculations of benefits set forth in this Ordinance, a Member's sick leave balance at the time of retirement shall not exceed the Member's sick leave balance on the effective date of this Ordinance less sick leave hours used by the Member prior to retirement, and such sick leave balance shall not include any portion of the Member's medical leave balance.

Notwithstanding anything to the contrary contained herein, no Member hired by the City after the effective date of this Ordinance shall have any portion of his or her sick leave balance or medical leave balance used in determining such future Member's benefits or payments at time of retirement.

2. When calculating years of service, each such Member shall be entitled to one day of creditable service for each day of unused accumulated sick leave certified by the Department of Personnel pursuant to subsection (1) hereof.

3. Unused accumulated sick leave certified by the Department of Personnel pursuant to subsection (1) hereof shall allow a Member to vest in the Firemen's Retirement system by using such unused accumulated sick leave as certified by the Department of Personnel to reach the time of vesting and shall also allow a Member to exceed a seventy-five percent service retirement allowance by adding unused accumulated sick leave certified by the Department of Personnel pursuant to subsection (1) hereof to no more than thirty years of creditable service or a Member who is participating in a DROP program may elect upon retirement to have placed in his or her DROP account a dollar amount equal to his or her unused accumulated sick leave hours, as certified by the Department of Personnel pursuant to subsection (1) hereof, multiplied by his or her hourly rate of pay at the time of retirement, or to place one-half of this dollar amount in the Member's DROP account, have one-fourth of the dollar amount added to the Member's average final compensation, and to have the remaining one-fourth of this dollar amount remain as time and added to the Member's creditable service.

SECTION TWO. Severability Clause. The sections, subsections and clauses of this ordinance shall be severable. In the event that any section, subsection or clause of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections, subsection, or clauses of this ordinance are valid, unless the court finds the valid sections of the ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board of Aldermen would have enacted the valid section without the void ones, or unless the court finds that the valid sections standing alone are incomplete and incapable of being executed in accordance with the legislative intent.

SECTION THREE. Emergency Clause. This being an ordinance necessary for the preservation of the public peace, health and safety, it is hereby declared to be an emergency ordinance under Article IV, Sections 19 and 20 of the Charter of the City of St. Louis, and it shall take effect and be in full force immediately upon its passage and approval by the Mayor or its adoption over his veto.

Approved: September 20, 2010

**ORDINANCE #68747
Board Bill No. 30
Committee Substitute**

An Ordinance stating all employees under the Classified Service Plan may be covered by the standards as established under The Occupational Safety and Health Act of 1970 (OSH Act).

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

SECTION ONE. All employees under the Classified Service Plan may be covered by the standards as established under The Occupational Safety and Health Act of 1970 (OSH Act). The OSHA standards under general industry (29 CFR 1910) and construction (29 CFR 1926) may be applicable. The standards may, in the future, be developed and promulgated under OSHA.

"Standard" means an occupational safety and health standard promulgated by The Occupational Safety and Health Act of 1970 which requires conditions or the adoption or the use of one or more practices, means, methods, operations, or processes or the use of equipment or personal protective equipment necessary or appropriate to provide safe and healthful conditions and places of employment.

SECTION TWO. Administration.

The Personnel Department with the assistance of the City Counselor's Office is designated to perform duties or to exercise powers assigned so as to administer the occupational safety and health standards.

Approved: September 27, 2010

**ORDINANCE #68748
Board Bill No. 32
Floor Substitute**

An ordinance repealing Ordinance 67598 and 67984 pertaining to the issuance of any package or drink liquor licenses for

premises within the boundaries of the Third Ward Liquor Control District and in lieu thereof containing the following supplementary exemptions: renewal of an existing license and the establishment of an Entertainment District; and containing an emergency clause.

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

SECTION ONE. Ordinances 67598 and 67984 are hereby repealed and in lieu thereof the following provisions are enacted:

SECTION TWO. LEGISLATIVE FINDINGS.

The existence of alcoholic beverage establishments appears to contribute directly to numerous peace, health, safety and general welfare problems including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety and welfare of residents of single- and multiple-family within the district, including fear for the safety of children, elderly residents and of visitors to the district. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values and quality of life. The number of establishments selling alcoholic beverages and the associated problems discourage more desirable and needed commercial uses in the area. In order to preserve the residential character and the neighborhood-serving commercial uses of the area, there shall be a moratorium on the issuance of new liquor licenses with the area Beginning at the intersection of the centerlines of Interstate 70 and Branch St., and proceeding along the centerlines in a generally clockwise direction west to Destrehan St., west to Palm St., west to Natural Bridge Blvd., west to Parnell St., south to Hebert St., west to Elliott Ave., south to Greer Ave., west to Glasgow Ave., southwest to St. Louis Ave., west to Prairie Ave., south to Maffitt Ave., west to N. Vandeventer Ave., north to Fairgrounds Park and through Fairgrounds Park along the road to the intersection of Prairie Ave. and Kossuth Ave., west to Clay Ave., north to Penrose St., west to Fair Ave., north to Carter Ave., east to Rosalie St., northwest to Adelaide Ave., northeast to Conde St., south to Linton Ave., east to Blair Ave., south to E. Grand Ave., east to Interstate 70, and south along Interstate 70 to the point of beginning. Such area shall be known as the Third Ward Liquor Control Area

SECTION TWO. The Excise Commissioner is hereby prohibited, for a period of three year, beginning as of the effective date of this Ordinance, from approving the issuance of a package or drink liquor license for any premises which is located within the boundaries of the Third Ward Liquor Control District established in Section One of this ordinance.

SECTION THREE. Notwithstanding the provisions of Section Two of this Ordinance, the Excise Commissioner shall have authority to:

- (1) Approve transfer of an existing license to another premises within the petition circle of the currently licensed premises, pursuant to the provisions of Ordinance 68536; and
- (2) Issue a drink license for a premises, not licensed as of the effective date of this Ordinance, which currently is or will be, upon opening, operated as a restaurant, as such term is defined in Ordinance 68536.
- (3) Approve the renewal of an existing license under the provisions of Ordinance 68536.
- (4) Issue a drink license for premises which lie on Grand Avenue from Blair Avenue to West Florissant Avenue.

SECTION FOUR. EMERGENCY CLAUSE.

This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: October 8, 2010

**ORDINANCE #68749
Board Bill No. 133**

An ordinance recommended and approved by the Airport Commission and the Board of Estimate and Apportionment, ratifying and adopting the actions of the Mayor and the Comptroller of the City of St. Louis (the "City"), the owner and operator of

Lambert-St. Louis International Airport® (the “Airport”), in accepting and executing on behalf of the City a certain grant agreement offered by the United States of America (the “Grant Agreement”), acting through the Federal Aviation Administration of the United States Department of Transportation, the Grant Agreement being for Project Number 3-29-0085-125-2010, dated July 20, 2010, for a maximum federal obligation of Eight Hundred Seventeen Thousand One Hundred Twenty Two Dollars (\$817,122), which is filed in the Office of the City Register [Comptroller Document No. 61426], for the reimbursement of direct costs associated with the rehabilitation of Runway 12R/30L (Keel sections from Taxiway Charlie to Taxiway Romeo and from Taxiway Hotel to Taxiway Lima) (Phase 1 – Design and FAA Reimbursable Agreement); and containing an emergency clause.

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

SECTION ONE. The actions of the Mayor and the Comptroller of the City of St. Louis (the “City”), the owner and operator of Lambert-St. Louis International Airport® (the “Airport”), in accepting and executing on behalf of the City a grant agreement offered by the United States of America (the “Grant Agreement”), acting through the Federal Aviation Administration of the United States Department of Transportation, the Grant Agreement being for Project Number 3-29-0085-125-2010, dated July 20, 2010, for a maximum federal obligation of Eight Hundred Seventeen Thousand One Hundred Twenty Two Dollars (\$817,122), which is filed in the Office of the City Register [Comptroller Document No. 61426], for the reimbursement of direct costs associated with the rehabilitation of Runway 12R/30L (Keel sections from Taxiway Charlie to Taxiway Romeo and from Taxiway Hotel to Taxiway Lima) (Phase 1 – Design and FAA Reimbursable Agreement), is hereby ratified and approved.

SECTION TWO. All terms, conditions, statements, warranties, representations, covenants, agreements, and assurances contained in the project application and the incorporated materials referred to in the Grant Agreement are hereby ratified and approved and made a part hereof.

SECTION THREE. This being an ordinance providing for a Public Work and Improvement Program, it is hereby declared to be an emergency measure as defined in Article IV, Section 20 of the City Charter, and shall become effective immediately upon approval of the Mayor of the City.

Approved: October 22, 2010

**ORDINANCE #68750
Board Bill No. 134**

An ordinance recommended and approved by the Airport Commission and the Board of Estimate and Apportionment, ratifying and adopting the actions of the Mayor and the Comptroller of the City of St. Louis (the “City”), the owner and operator of Lambert-St. Louis International Airport® (the “Airport”), in accepting and executing on behalf of the City a certain grant agreement offered by the United States of America (the “Grant Agreement”), acting through the Federal Aviation Administration of the United States Department of Transportation, the Grant Agreement being for Project Number 3-29-0085-126-2010, dated July 20, 2010, for a maximum federal obligation of Two Hundred Seventy Seven Thousand Three Hundred Thirty Dollars (\$277,330), which is filed in the Office of the City Register [Comptroller Document No. 61427], for the reimbursement of direct costs associated with the design for reconstructing Taxiway Delta (from Taxiway Kilo to Taxiway Juliet) (Phase 1 – Design Only); and containing an emergency clause.

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

SECTION ONE. The actions of the Mayor and the Comptroller of the City of St. Louis (the “City”), the owner and operator of Lambert-St. Louis International Airport® (the “Airport”), in accepting and executing on behalf of the City a grant agreement offered by the United States of America (the “Grant Agreement”), acting through the Federal Aviation Administration of the United States Department of Transportation, the Grant Agreement being for Project Number 3-29-0085-126-2010, dated July 20, 2010, for a maximum federal obligation of Two Hundred Seventy Seven Thousand Three Hundred Thirty Dollars (\$277,330), which is filed in the Office of the City Register [Comptroller Document No. 61427], for the reimbursement of direct costs associated with the design for reconstructing Taxiway Delta (from Taxiway Kilo to Taxiway Juliet) (Phase 1 – Design Only), is hereby ratified and approved.

SECTION TWO. All terms, conditions, statements, warranties, representations, covenants, agreements, and assurances contained in the project application and the incorporated materials referred to in the Grant Agreement are hereby ratified and approved and made a part hereof.

SECTION THREE. This being an ordinance providing for a Public Work and Improvement Program, it is hereby declared to be an emergency measure as defined in Article IV, Section 20 of the City Charter, and shall become effective immediately upon

approval of the Mayor of the City.

Approved: October 22, 2010

**ORDINANCE #68751
Board Bill No. 135**

An ordinance recommended and approved by the Airport Commission and the Board of Estimate and Apportionment, ratifying and adopting the actions of the Mayor and the Comptroller of the City of St. Louis (the "City"), the owner and operator of Lambert-St. Louis International Airport® (the "Airport"), in accepting and executing on behalf of the City a certain grant agreement offered by the United States of America (the "Grant Agreement"), acting through the Federal Aviation Administration of the United States Department of Transportation, the Grant Agreement being for Project Number 3-29-0085-127-2010, dated July 22, 2010, for a maximum federal obligation of Six Hundred Thirty Two Thousand Eighty Six Dollars (\$632,086), which is filed in the Office of the City Register [Comptroller Document No. 61429], for the reimbursement of direct costs associated with the design for reconstructing Taxiway Echo (from Taxiway Lima to Taxiway Juliet) (Phase 1 – Design Only); and containing an emergency clause.

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

SECTION ONE. The actions of the Mayor and the Comptroller of the City of St. Louis (the "City"), the owner and operator of Lambert-St. Louis International Airport® (the "Airport"), in accepting and executing on behalf of the City a grant agreement offered by the United States of America (the "Grant Agreement"), acting through the Federal Aviation Administration of the United States Department of Transportation, the Grant Agreement being for Project Number 3-29-0085-127-2010, dated July 22, 2010, for a maximum federal obligation of Six Hundred Thirty Two Thousand Eighty Six Dollars (\$632,086), which is filed in the Office of the City Register [Comptroller Document No. 61429], for the reimbursement of direct costs associated with the design for reconstructing Taxiway Echo (from Taxiway Lima to Taxiway Juliet) (Phase 1 – Design Only), is hereby ratified and approved.

SECTION TWO. All terms, conditions, statements, warranties, representations, covenants, agreements, and assurances contained in the project application and the incorporated materials referred to in the Grant Agreement are hereby ratified and approved and made a part hereof.

SECTION THREE. This being an ordinance providing for a Public Work and Improvement Program, it is hereby declared to be an emergency measure as defined in Article IV, Section 20 of the City Charter, and shall become effective immediately upon approval of the Mayor of the City.

Approved: October 22, 2010

**ORDINANCE #68752
Board Bill No. 144**

An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to execute, upon receipt of and in consideration of the sum of Two Thousand Three Hundred Forty Three Dollars (\$2,343.00) and other good and valuable consideration, a Quit Claim Deed to remise, release and forever quit-claim unto Millennium Restoration and Development Corporation, certain City-owned property located in City Block 1553, which property is known as 3539 Wisconsin, and containing an emergency clause.

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

SECTION ONE. The Mayor and Comptroller are hereby authorized and directed to execute, upon receipt of and in consideration of the sum of Two Thousand Three Hundred Forty Three Dollars (\$2,343.00) and other good and valuable consideration, a Quit Claim Deed, attached hereto as Exhibit A, to remise, release and forever quit-claim unto Millennium Restoration and Development Corporation, certain City-owned property located in City Block 1553, which property is known as 3539 Wisconsin, and which is more fully described in said Exhibit A.

SECTION TWO. Emergency Clause. This ordinance, being necessary for the immediate preservation of public peace, health, safety, and general welfare, shall be and is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and, as such, this ordinance shall take effect immediately upon its passage and approval by the Mayor.

Notary Public

State of Missouri)
) ss.
City of St. Louis)

On this ____ day of _____ 2010, before me appeared Claire Vogt, to me personally known, who being by me duly sworn did say that she is President of Millennium Restoration and Development Corporation, a Missouri company, and that she is authorized to execute this Quit-Claim Deed on behalf of said company under the authority of its board of directors, and acknowledged that she executed said instrument as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

Exhibit A

Property Description:

A tract of land being all of Lot 35 in City Block 1553 of Kaysers Addn ; measuring 25 feet by 124 feet ½ inch, known as 3539 Wisconsin.

Approved: October 22, 2010

**ORDINANCE #68753
Board Bill No. 150**

An Ordinance recommended by the Planning Commission on July 7, 2010, to change the zoning of property as indicated on the District Map, from “C” Multiple-Family Dwelling District to the “F” Neighborhood Commercial District, in City Block 2994 (5274-76 and 5280-84 Page), so as to include the described parcel of land in City Block 2994; and containing an emergency clause.

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

SECTION ONE. The zoning designation of certain real property located in City Block 2994 is hereby changed to the “F” Neighborhood Commercial District, real property being particularly described and shown in Exhibit A as follows:

Parcel 1:

Part of Lot 17 & 18 in Raymond’s Place Subdivision in City Block 2994 of the City of St. Louis fronting 38 feet along the south line of Page Blvd., by a depth southward of 137 feet and 6 inches to the north line or east-west alley. Known and numbered as #5274-76 Page Blvd., St. Louis, Missouri 63113. Locator number 2994-00-00300.

Parcel 2:

Part of Lot 17 in Raymond’s Place Subdivision in City Block 2994 of the City of St. Louis fronting 40 feet along the south line of Page Blvd., by a depth southward of 137 feet and 6 inches to the north line of east-west alley. Known and numbered as #5280-84 Page Blvd., St. Louis, Missouri 63113. Locator number 2994-00-00200.

SECTION 2. This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

EXHIBIT A DISTRICT MAP



Current Zoning District

- | | |
|-------------------------------------|-------------------------------|
| A Single-Family Dwelling District | G Local Commercial District |
| B Two-Family Dwelling District | H Area Commercial District |
| C Multiple-Family Dwelling District | I Central Business District |
| D Multiple-Family Dwelling District | J Industrial District |
| E Multiple-Family Dwelling District | K Unrestricted District |
| F Neighborhood Commercial District | L Jefferson Memorial District |

Rezoning Area

Rezoning from
"C" to "F"

PDA-051-10-REZ



Approved: October 22, 2010

ORDINANCE #68754 Board Bill No. 151

An ordinance finding and declaring that there exists in the City of St. Louis, a certain blighted area as defined in Section 353.020, Revised Statutes of Missouri, 2009, and Section 11.06.010 and 11.06.020 of the Revised Code of the City of St. Louis, Missouri; that the redevelopment of such area is necessary and in the public interest under Chapter 353 of the Revised Statutes of Missouri, 2009, and under Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, and is in the interest of the public health, safety, morals and general welfare of the people of the City of St. Louis, said blighted area being more particularly described

as follows:

A tract of land located in the City of St. Louis, Missouri, being all or portions of City Blocks 3904, 3917, 3918W, 3919W, 3953, 3959, 3960, 3961, 3962, 3963, 3966(N and S), 3967(N and S), 3968(N and S), 3971(N and S), 4586, and 4589 and specifically described as follows:

Beginning at a point which is the intersection of centerline of Laclede Avenue with the eastern right-of-way of Vandeventer Avenue, thence south along said eastern right-of-way of Vandeventer Avenue to its intersection with the northern right-of-way of I-64/US 40, thence southwest along said northern right-of-way of I-64/US 40 to its intersection with the centerline of Taylor Avenue, thence north along said centerline of Taylor Avenue to its intersection with the northern right-of-way of Clayton Avenue, thence northeast along said northern right-of-way of Clayton Avenue to its intersection with the centerline of S. Newstead Avenue, thence north along said centerline of Newstead Avenue to its intersection with the southern right-of-way of Duncan Avenue, thence east along said southern right-of-way of Duncan Avenue to its intersection with the eastern right-of-way of Boyle Avenue, thence north along said eastern right-of-way of Boyle Avenue to its intersection with the eastern extension of the centerline of the alley in City Block 3904, thence west along said centerline of the alley in City Block 3904 to its intersection with the projection of a lot in Block 41 of the Lindell 2nd Addition whose western property line is 163' 4" east of the eastern right-of-way of Newstead Avenue, thence north along the western property line of the lot to its projected intersection with the centerline of Forest Park Avenue, thence east along said centerline of Forest Park Avenue to its intersection with the centerline of Sarah Avenue, thence north along said centerline of Sarah Avenue to its intersection with the centerline of Laclede Avenue, thence east along said centerline of Laclede Avenue to its intersection with the eastern right-of-way of Vandeventer Avenue, the point of beginning.

WHEREAS, by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration, the above blighted area is an economic and social liability, by reason of which such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes; and

WHEREAS, the clearance, replanning, rehabilitation, or reconstruction of such area, and the provisions for such industrial, commercial, residential, recreational, or public structures and spaces as may be appropriate, including other facilities incidental or appurtenant thereto, is necessary and in the public interest under Chapter 353 of the Revised Statutes of Missouri, 2009, as amended, and under Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, and is necessary and in the interest of the public health, safety, morals, and general welfare of the people of the City of St. Louis; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory processes and the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the "Urban Redevelopment Corporation Law" set forth in Chapter 353, Revised Statutes of Missouri, 2009, and Chapter 11.06 of the Revised Code of the City of St. Louis; and

WHEREAS, the Planning Commission has made an independent study and investigation of said blighted area and did thereafter on September 1, 2010 adopt a resolution recommending a finding that the area is blighted, which resolution has been duly transmitted to the Board of Aldermen.

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

SECTION ONE. There exists within the City of St. Louis a certain blighted area as defined by Section 353.020, Revised Statutes of Missouri, 2009, and by Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, described as follows:

A tract of land located in the City of St. Louis, Missouri, being all or portions of City Blocks 3904, 3917, 3918W, 3919W, 3953, 3959, 3960, 3961, 3962, 3963, 3966(N and S), 3967(N and S), 3968(N and S), 3971(N and S), 4586, and 4589 and specifically described as follows:

Beginning at a point which is the intersection of centerline of Laclede Avenue with the eastern right-of-way of Vandeventer Avenue, thence south along said eastern right-of-way of Vandeventer Avenue to its intersection with the northern right-of-way of I-64/US 40, thence southwest along said northern right-of-way of I-64/US 40 to its intersection with the

centerline of Taylor Avenue, thence north along said centerline of Taylor Avenue to its intersection with the northern right-of-way of Clayton Avenue, thence northeast along said northern right-of-way of Clayton Avenue to its intersection with the centerline of S. Newstead Avenue, thence north along said centerline of Newstead Avenue to its intersection with the southern right-of-way of Duncan Avenue, thence east along said southern right-of-way of Duncan Avenue to its intersection with the eastern right-of-way of Boyle Avenue, thence north along said eastern right-of-way of Boyle Avenue to its intersection with the eastern extension of the centerline of the alley in City Block 3904, thence west along said centerline of the alley in City Block 3904 to its intersection with the projection of a lot in Block 41 of the Lindell 2nd Addition whose western property line is 163' 4" east of the eastern right-of-way of Newstead Avenue, thence north along the western property line of the lot to its projected intersection with the centerline of Forest Park Avenue, thence east along said centerline of Forest Park Avenue to its intersection with the centerline of Sarah Avenue, thence north along said centerline of Sarah Avenue to its intersection with the centerline of Laclede Avenue, thence east along said centerline of Laclede Avenue to its intersection with the eastern right-of-way of Vandeventer Avenue, the point of beginning.

SECTION TWO. The redevelopment of such area, as provided by Chapter 353, Revised Statutes of Missouri, 2009, and Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, is hereby determined, found, and declared under said Chapter 353 and under said Chapter 11.06 to be necessary and in the public interest and necessary and in the interest of the public health, safety, morals and general welfare of the people of the City of St. Louis.

SECTION THREE. As provided by Section 523.274.2 of the Revised Missouri Statutes, 2009, the finding and declaration of blight by this ordinance renews the previous determinations of blight by Ordinance Number 66847 and Ordinance Number 66985.

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

Approved: October 22, 2010

ORDINANCE #68755
Board Bill No. 155

An Ordinance amending Ordinance Numbers 65857 and 66431 and 67059 and 68429 and 68532 and 68533 pertaining to the Grand Center Redevelopment Area approving a Tax Increment Financing Redevelopment Agreement for the Grand Center Redevelopment Area; approving a fifth Amendment to the Redevelopment Agreement contained in Exhibit A to such Ordinances; prescribing other matters and making findings with respect thereto; authorizing certain actions by City officials; and containing a severability clause and an emergency 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, pursuant to Ordinance No. 65703 approved November 15, 2002, the Board of Aldermen did approve a Redevelopment Plan dated August 2, 2002, as amended (the "Redevelopment Plan") for the Grand Center Redevelopment Area (the "Redevelopment Area") which provides for development of: (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 (the entire proposal for redevelopment as described in the Redevelopment Plan being hereinafter referred to as a series of "Redevelopment Projects"); and

WHEREAS, the City's Board of Aldermen did duly consider and adopt Ordinance No. 65857 on February 25, 2003 authorizing execution of a redevelopment agreement by and between the City and Grand Center, Inc. ("Developer"), and the City did, pursuant to said ordinance, enter into a Redevelopment Agreement dated April 24, 2003 with the Developer (the "Redevelopment Agreement") in order to implement the Redevelopment Plan and the Redevelopment Projects therein; and

WHEREAS, as implementation of the Redevelopment Plan and the Redevelopment Agreement progressed, it became evident that certain changes were required, and the Developer requested certain amendments to the Redevelopment Agreement and

the City's Board of Alderman did duly consider and adopt Ordinance No. 66431 in July, 2004 authorizing execution of an Amendment to the Redevelopment Agreement (the "First Amendment") and did duly consider and adopt Ordinance No. 67059 in March, 2006 authorizing execution of a second Amendment to the Redevelopment Agreement (the "Second Amendment") and did duly consider and adopt Ordinance No. 68429 in July, 2009 authorizing execution of a third Amendment to the Redevelopment Agreement (the "Third Amendment") and did duly consider and adopt Ordinance No. 68532 in November and December, 2009 authorizing execution of a fourth Amendment to the Redevelopment Agreement (the "Fourth Amendment") and did duly consider and adopt Ordinance No. 68533 in November and December, 2009 authorizing a fifth Amendment to the Redevelopment Agreement (the "Fifth Amendment") by and between the City and the Developer; and

WHEREAS, as implementation of the Redevelopment Plan and the Redevelopment Agreement (as amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and the Fifth Amendment) has continued to progress, and certain Redevelopment Projects can be completed with lower TIF Allocation amounts and certain other Redevelopment Projects cannot be completed without TIF Allocation amounts, certain additional changes are required, , and as a result the Developer has requested certain additional amendments to the Redevelopment Agreement; and

WHEREAS, the Board of Aldermen hereby determines that the terms of the Sixth Amendment to the Redevelopment Agreement attached as Exhibit A hereto (the "Sixth Amendment") are acceptable and that the execution, delivery and performance by the City and the Developer of their respective obligations under the Redevelopment Agreement, as amended 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 Act and the Redevelopment Plan.

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

SECTION ONE. The Redevelopment Agreement contained in Exhibit A to Ordinance 66857, the First Amendment contained in Exhibit A to Ordinance 66431, the Second Amendment contained in Exhibit A of Ordinance 67059, the Third Amendment contained in Exhibit A of Ordinance 68427, the Fourth Amendment contained in Exhibit A of Ordinance 68532, and the Fifth Amendment contained in Exhibit A to Ordinance 68533 are hereby ratified and approved. The Sixth Amendment, attached hereto as Exhibit A, is hereby approved and the Redevelopment Agreement, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and the Fifth Amendment and all exhibits attached thereto and all Redevelopment Projects set forth therein are hereby deemed amended in accordance with the Sixth Amendment.

SECTION TWO. The Mayor and Comptroller of the City and all other officers, agents, representatives and employees of the City are hereby authorized to take any and all actions as may be deemed necessary, desirable, convenient or proper to carry out and comply with the intent of this Ordinance with regard to the implementation of the Redevelopment Plan, the Redevelopment Agreement and the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, and the Fifth Amendment and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to carry out the matters herein authorized.

SECTION THREE. The Mayor and the Comptroller or their designated representatives are hereby further authorized and directed to make any changes to the documents and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary, desirable, convenient or proper in order to carry out the matters herein authorized.

SECTION FOUR. 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 FIVE. This being an ordinance involving the sale, rehabilitation and financing of property and necessary for the immediate preservation of the public peace, health and safety, it is declared to be an emergency measure as defined by Article IV, Sections 19 and 20 of the Charter of the City of St. Louis and shall take effect and be in force from and after its adoption and approval by the Mayor.

EXHIBIT A

1. The existing Exhibit D-1 and Exhibit D-2 to the Redevelopment Agreement and First Amendment, Second Amendment, Third Amendment, Fourth Amendment, and Fifth Amendment approved in Exhibit A to Ordinance 65857, Ordinance 66431,

Ordinance 67059, Ordinance 65875, Ordinance 68532, and Ordinance 68533 shall be deleted and a new Exhibit D-1 and Exhibit D-2 shall be inserted as follows:

**EXHIBIT D-1 (to Redevelopment Agreement)
PHASE I REDEVELOPMENT PROJECTS
Allocable Amount of TIF Obligations**

Series A Notes

1. SLU Arena	\$ 8,000,000 (not to exceed when added to related Series B Notes and amount on deposit in the SLU EATs account and any amount that is to be covered upon refinancing due to a change in interest rates)
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Series B Notes

1. SLU Arena	\$ 1,865,000
2. Woolworth's	\$ 1,850,000
3. District Expenses and Reimbursements	\$ 750,000
4. P.W. Shoe Lofts (residential/retail)	\$ 650,000
5. Sweetie Pie's Restaurant & Banquet Center	\$ 600,000
6. Metropolitan Building	\$ 500,000
7. 634 N. Grand	\$ 3,200,000
8. Medinah	\$ 3,000,000
9. Humboldt	\$ 1,175,000
10. Beaux Arts Building	\$ 1,500,000
11. Moto East	\$ 635,000
12. West Locust Loft	\$ 380,000
13. Other Retail, Mixed Use or Residential Projects (as Approved by the Board of Estimate and Apportionment)	\$ 1,035,000
GRAND TOTAL SERIES B NOTES:	\$17,140,000

Series C Notes

1. District Improvements	\$ 2,700,000
2. Olive West Housing (land assembly)	\$ 2,500,000
3. Olive West Housing (development)	\$ 2,000,000
4. Phase I Retail Mixed Use (Grand and Lindell)	\$ 2,500,000
5. Garage I (\$2,150 per space for 1,000 spaces)	\$ 2,150,000
GRAND TOTAL SERIES C	\$11,850,000

Series D Notes

1. Contemporary Art Museum	\$ 2,000,000
2. Urban Garden	\$ 380,000
3. Charmaine Chapman Community Center	\$ 500,000
4. Village Academy	\$ 250,000
5. Sun Theatre	\$1,750,000
6. African American Museum	\$4,000,000
GRAND TOTAL SERIES D NOTES:	\$8,880,000

Approved: October 22, 2010

**ORDINANCE #68756
Board Bill No. 171**

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

WHEREAS, Mo. Rev. Stat. §67.1400 et seq. (the "CID Act") authorized the Board of Aldermen to approve the petitions of property owners to establish a Community Improvement District; and

WHEREAS, a petition has been filed with the City, requesting formation and establishment of the Railway Exchange Building Community Improvement District, signed by owners or authorized representatives of the owners of more than fifty percent by assessed value and per capita of the property located within the proposed boundaries of the Railway Exchange Building Community Improvement District (the "Petition"); and

WHEREAS, the Register of the City of St. Louis did review and determine that the Petition substantially complies with the requirements of the CID Act; and

WHEREAS, a public hearing, duly noticed and conducted as required by and in accordance with the CID Act was held at 9:00 a.m. on October 12, 2010, by the Board of Aldermen; and

WHEREAS, this Board of Aldermen hereby finds that the adoption of this ordinance is in the best interest of the City of St. Louis and that the owners of real property located within the Railway Exchange Building Community Improvement District, as well as the City as a whole, will benefit from the establishment of the Railway Exchange Building Community Improvement District.

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

SECTION ONE.

(a) A community improvement district, to be known as the "Railway Exchange Building Community Improvement District" (hereinafter referred to as the "District"), is hereby established pursuant to the CID Act on certain real property described below to provide services, construct improvements, impose a sales and use tax and carry out other functions as set forth in the Petition, which is attached hereto as Appendix A and incorporated herein by this reference.

(b) The District boundaries are set forth in the Petition and are generally described as follows: 7th Street on its Western boundary; Locust Street on its Northern boundary; 6th Street on its Eastern boundary; and Pine Street on its Southern boundary.

SECTION TWO. The District is authorized by the Petition, in accordance with the CID Act, to impose a tax upon retail sales within the District to provide funds to accomplish any power, duty or purpose of the District.

SECTION THREE. The District is authorized by the CID Act, at any time, to issue obligations, or to enter into agreements with other entities with the authority to issue obligations, for the purpose of carrying out any of its powers, duties, or purposes. Such obligations shall be payable out of all, part or any combination of the revenues of the District and may be further secured by all or any part of any property or any interest in any property by mortgage or any other security interest granted. Such obligations shall be authorized by resolution of the District, and if issued by the District, shall bear such date or dates, and shall mature at such time or times, but not more than twenty (20) years from the date of issuance, as the resolution shall specify. Such obligations shall be in such denomination, bear interest at such rate or rates, be in such form, be payable in such place or places, be subject to redemption as such resolution may provide and be sold at either public or private sale at such prices as the District shall determine subject to the provisions of Mo. Rev. Stat. §108.170. The District is also authorized to issue such obligations to refund, in whole or part, obligations previously issued by the District.

SECTION FOUR.

(a) Pursuant to the Petition, the District shall be in the form of a political subdivision of the State of Missouri, known as the "Railway Exchange Building Community Improvement District."

(b) Pursuant to Section 67.1471 of the CID Act, the fiscal year for the District shall be the same as the fiscal year for the City of St. Louis.

(c) No earlier than one hundred and eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year, the District shall submit to the Board of Aldermen a proposed annual budget for the District, setting forth expected expenditures, revenues, and rates of assessments, if any, for such fiscal year. The Board of Aldermen may review and comment on this proposed budget, but if such comments are given, the Board of Aldermen shall provide such written comments no later than sixty (60) days prior to the first day of the relevant fiscal year; such comments shall not constitute requirements, but shall only be recommendations.

(d) The District shall hold an annual meeting and adopt an annual budget no later than thirty (30) days prior to the first day of each fiscal year.

SECTION FIVE. The District is authorized to use the funds of the District for any of the improvements, services or other activities authorized under the CID Act.

SECTION SIX. Pursuant to the CID Act, the District shall have all of the powers necessary to carry out and effectuate the purposes of the District and the CID Act as set forth in the CID Act.

SECTION SEVEN. The City of St. Louis hereby finds that the uses of the District proceeds as provided for in the Petition hereto will serve a public purpose by remediating blight and encouraging the redevelopment of real property within the District.

SECTION EIGHT. The property within the District which is also included within the Railway Exchange Building TIF Redevelopment Area is a "blighted area" pursuant to Section 67.1401.2(3) of the CID Act because such property was blighted under Sections 99.800 to 99.865, RSMo, pursuant to Ordinance No. 68634.

SECTION NINE. Within one hundred twenty (120) days after the end of each fiscal year, the District shall submit a report to the Register of the City and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions approved by the board of directors of the District during the fiscal year. The Register shall retain this report as part of the official records of the City and shall also cause this report to be spread upon the records of the Board of Aldermen, pursuant to Section 67.1471 of the CID Act.

SECTION TEN. The term for the existence of the District shall be as set forth in the Petition, as may be amended from time to time, or as such term may be otherwise modified in accordance with the CID Act.

SECTION ELEVEN Pursuant to the CID Act, the Board of Aldermen shall not decrease the level of publicly funded services in the District existing prior to the creation of the District or transfer the burden of providing the services to the District unless the services at the same time are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision of the publicly funded services between areas included in the District and areas not so included.

SECTION TWELVE. The Register shall report in writing the creation of the Railway Exchange Building Community Improvement District to the Missouri Department of Economic Development.

SECTION THIRTEEN. The Petition provides that the District shall be governed by a Board of Directors consisting of five individual directors (collectively the "Directors" and each a "Director"), such Directors to be appointed by the Mayor of the City with the consent of the Board of Aldermen, in accordance with the CID Act and the qualifications set forth in the Petition. By his approval of this ordinance, the Mayor does hereby appoint the following named individuals as Directors of the District for the terms set forth in parentheses below, and by adoption of this ordinance, the Board of Aldermen hereby consents to such appointments:

<u>Name</u>	<u>Term</u>
Lori Record	2 years
Joseph Munaco	2 years
Caroline Saunders	2 years
Richard Yackey	4 years
Nick Yackey	4 years

SECTION FOURTEEN. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court of competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate, distinct and independent provision of this ordinance, and such holding or holdings shall not affect the validity of the remaining portions of this ordinance.

SECTION FIFTEEN. The Board of Aldermen hereby finds and determines that this ordinance constitutes an "emergency measure" pursuant to Article IV, Section 20 of the City Charter, because this Ordinance establishes the District, which is a taxing district, and as such, this Ordinance shall take effect immediately upon its approval by the Mayor as provided in Article IV, Section 20 of the City Charter.

APPENDIX A

Petition to Establish the Railway Exchange Building Community Improvement District

SEE ATTACHED

APPENDIX A PETITION TO ESTABLISH RAILWAY EXCHANGE BUILDING COMMUNITY IMPROVEMENT DISTRICT

**Petition to Establish a Community
Improvement District
Pursuant to Sections 67.1401-67.1571 of the
Revised Statutes of Missouri (2010), as
Amended**

City Of St. Louis, Missouri

2010

EXHIBITS

EXHIBIT A DISTRICT LEGAL DESCRIPTION
EXHIBIT B DISTRICT BOUNDARY MAP

PETITION TO ESTABLISH RAILWAY EXCHANGE BUILDING COMMUNITY IMPROVEMENT DISTRICT

This petition (the "Petition") for the creation of a Community Improvement District within a certain limited portion of the City of St. Louis, Missouri (the "City") is submitted to the City in accordance with the Community Improvement District Act as set forth in Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri (2010) (the "Act").

As set forth herein, the persons and/or entities signing this Petition in accordance with the Act ("Petitioners") request that

the governing body of the City (the "Board of Aldermen") hold a public hearing and approve and adopt the Petition as described herein and in accordance with the Act .

1. **DESCRIPTION OF THE DISTRICT**

A. Name of District

The name of the District shall be the "**Railway Exchange Building Community Improvement District**" (the "District").

B. Legal Description

The District includes all of the real property (the "District Property") legally described on Exhibit A attached hereto and made a part hereof.

C. Boundary Map

A map graphically depicting the boundaries of the District is attached hereto and made a part hereof as Exhibit B ("District Boundary Map").

2. **PETITIONERS**

Based on the tax records of the City of St. Louis as of the date of filing this Petition, Petitioners:

- (a) collectively own more than fifty percent (50%) by assessed value of the District Property; and
- (b) collectively represent more than fifty percent (50%) per capita of all owners of the District Property.

3. **FIVE YEAR PLAN**

The five-year plan for the District shall include, but is not necessarily limited to, the following:

A. Purposes of the District

The purpose of the District is to provide a source of revenue and to facilitate the Project (as such term is defined herein) in order to increase the use and value of the District Property. The "Project" shall consist of the services and improvements contemplated in Section B below. Additionally, the purposes of the District are to:

- (a) Pledge its revenues to one or more notes or other obligations, which may be issued by the District or another public body (collectively, the "District Obligations"), secured by the tax revenues of the District ("CID Revenues"), the proceeds of said District Obligations to be used toward the payment of costs and fees of the Project and the costs of issuing the District Obligations;
- (b) Enter into contracts or other agreements in order to complete or cause completion of the Project and other purposes of the District;
- (c) Levy a retail sales and use tax in accordance with the Act (the "District Sales Tax");
- (d) Attempt to remediate the conditions that cause certain District Property to be a blighted area as previously determined by the City of St. Louis; and
- (e) Exercise any authorized purpose of the District pursuant to and in accordance with the Act.

B. Services and Improvements

The District will cause the design and implementation of various improvements and services located within and benefiting the properties of the District. Such improvements and services may be undertaken in multiple phases or may occur in one phase. The contemplated improvements and services consist of all such improvements and services authorized under the Act including, without limitation :

- (a) Providing or contracting for the provision of cleaning, maintenance and other services to public and private property as well as providing for the provision of security personnel, equipment or facilities for the protection of property and persons, within the District;
- (b) Providing assistance to and/or constructing, reconstructing, installing, repairing, maintaining, and equipping any of the improvements permitted by the Act including, but not necessarily limited to, landscaping, meeting facilities, sidewalks, parking lots, streetscape, lighting, benches and other seating furniture, trash receptacles, and awnings;
- (c) Providing or contracting for the provision of the demolition and removal, renovation, reconstruction, rehabilitation, repair, maintenance, and equipping of the existing buildings and structures located within the District as permitted by the Act; and
- (d) Providing or contracting for the provision of the construction, reconstruction, installation, repair and maintenance of any other improvements permitted by the Act. The Project may also include advertising and providing assistance to attract further investment within the District. The District may also acquire real and personal property within the District and lease or otherwise encumber or dispose of real and personal property within the District in accordance with the Act.

C. Estimate of Costs of Services and Improvements

The estimated costs of services and improvements to be incurred by or on behalf of the District within the five (5) years from the date of adoption of an ordinance creating the District are approximately \$1,500,000. CID Revenues may also be used to finance professional fees and expenses, underwriting, and issuance costs related to the District Obligations.

D. Powers

The District shall have the powers provided for in § 67.1461 of the Act, subject to the limitations set forth herein.

E. Annual Benchmark for the Five-Year Plan

The following annual benchmarks represent the anticipated schedule of the District and are subject to change.

2010

- Approval of ordinance establishing the Railway Exchange Building Community Improvement District.
- Effective as of the date of the ordinance establishing the District, appointment of Board of Directors and approval of District's Sales Tax.
- Issuance of District Obligations or pledge of CID Revenue.
- Assist in the completion of the Project.

2011

- Imposition and collection of District's Sales Tax. • Collect and administer District Sales Tax.
- Repayment of District Obligations or Pledge of CID Revenue.
- Assist in the completion of the Project.
- To the extent necessary, provide support for commercial developments within the District.

2012

- Collect and administer District Sales Tax.
- Repayment of District Obligations or Pledge of CID Revenue.
- To the extent necessary, provide support for commercial developments within the District.

2013

- Collect and administer District Sales Tax.
- Repayment of District Obligations or Pledge of CID Revenue.
- To the extent necessary, provide ongoing support for commercial developments within the District.

2014

- Collect and administer District Sales Tax.

- Repayment of District Obligations or Pledge of CID Revenue.
- To the extent necessary, provide ongoing support for commercial developments within the District.

4. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be a separate political subdivision governed by a board of directors ("Board"), and shall have all of the powers authorized and/or granted by the Act.

B. Board of Directors

1. Number

The District shall be governed by a Board consisting of five (5) directors (the "Directors" and each a "Director").

2. Qualifications

Each Director, during his or her term, shall meet the following requirements:

- (a) be a citizen of the United States of America;
- (b) be a Missouri resident for at least one year prior to appointment to the Board;
- (c) be at least 18 years of age; and
- (d) be either an owner of real property or their legally authorized representative within the District ("Owner"), or an owner of a business or their legally authorized representative operating within the District ("Operator").

In addition to the foregoing qualifications, at least one (1) Director shall be an Owner of a parking garage, and at least two (2) Directors shall be an Owner of a building with at least 100,000 square feet.

3. Initial Board of Directors

The initial Directors shall be appointed by the Mayor with the consent of the Board of Aldermen to serve the following staggered terms, all in accordance with Section 67.1451.5 of the Act:

Director:	Term :
First	Two (2) Years
Second	Two (2) Years
Third	Four (4) Years
Fourth	Four (4) Years
Fifth	Two (2) Years

Upon expiration of the terms of the initial Directors, successive Directors shall be appointed from a slate approved by the Directors and by the Mayor with the consent of the Board of Aldermen of the City in accordance with the Act.

4. Successor Directors

Successor Directors shall serve four (4) year terms on the Board and shall be appointed by the Mayor with the consent of the Board of Aldermen according to a slate submitted to the Mayor by the Directors. Following submission of the slate to the Mayor:

- (a) the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent to the appointment; or

- (b) the Mayor or the Board of Aldermen may reject the slate submitted and request in writing that the Board submit an alternate slate.

If an alternate slate is requested, the Board shall within sixty (60) days following receipt of the written request submit an alternate slate to the Mayor. Following submission of the slate to the Mayor:

- (a) the Mayor shall appoint the successor Directors according to the alternate slate submitted and the Board of Aldermen shall consent to the appointment: or
- (b) the Mayor or the Board of Aldermen may reject the alternate slate submitted and request in writing that the Board submit another alternate slate.

The procedure described above shall continue until the successor Directors are appointed by the Mayor with the consent of the Board of Aldermen.

The Board shall select the slate as follows:

- (a) individuals meeting the qualifications set out in this Petition must be nominated by two sitting Directors;
- (b) the Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms; and
- (c) the slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Section 4 of this Petition.

5. REAL PROPERTY TAXES

The District shall have no power to submit a real property tax to the qualified voters for approval; as such, the maximum rate of real property taxes within the District is zero.

6. SPECIAL ASSESSMENTS

The District shall have no power to levy any special assessments upon real property within the District; as such, the maximum rate of special assessments within the District is zero .

7. ASSESSED VALUE

As of the date of this Petition, the total assessed value of all of the real property within the District is Five Million Nine Hundred Eighty-Eight Thousand Nine Hundred and 00/100 Dollars (\$5,988,900.00) according to the records of the City of St. Louis Assessor's Office, which value has not been equalized or finalized.

8. SALES TAXES

Pursuant to Section 67.1545 of the Act, the District may, by resolution, impose a District sales and use tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri (excepting such sales as set forth in the Act), at a rate not to exceed one percent (1%).

9. BLIGHT DETERMINATION

The District is seeking a determination that any property located within the District, which is also included within the Railway Exchange Building TIF Redevelopment Area, as such boundaries are defined in Ordinance No. 68634, is a blighted area as that term is defined in Section 67.1401.2(3) of the Act.

10. LIFE OF DISTRICT

The proposed length of time for the existence of the District is a maximum of forty (40) years following the effective date of the ordinance adopting and approving this Petition.

11. REQUEST TO ESTABLISH DISTRICT

By execution and submission of this Petition, the Petitioners request that the Board of Aldermen hold a public hearing in accordance with Section 67.1421 of the Act and adopt an ordinance to establish the District as set out in this Petition and in accordance with the Act and this Petition.

12. NOTICE TO PETITIONERS

The signature of the undersigned may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

13. BORROWING CAPACITY AND REVENUE GENERATION

The District shall have all powers and authority provided in the Act to borrow revenue in order to complete the Project, and to provide services and complete such improvements as are necessary and desirable to the District. The District shall have the authority, as set forth above, to levy a retail sales tax and use tax in accordance with the Act in order to generate revenue for the District. Petitioners do not seek to limit the borrowing capacity or revenue generation of the District and anticipate the pledge of CID Revenues by the District to District Obligations issued, to fund the Project or other purposes of the District as set forth in this Petition.

[Remainder of Page Intentionally Left Blank.]

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri establish the Railway Exchange Building Community Improvement District according to the preceding Petition and authorize the creation of the District.

Name of Owner: Railway Exchange Garage Owner, LLC
Owner's Telephone Number: (314) 725-6566
Owner Mailing Address: 706 Demun, Clayton, MO 63105

Name of Signer: Richard K. Yackey

State basis of legal authority to sign: Manager of the Managing Member

Signer's Telephone Number: (314) 725-6566

Signer's Mailing Address: 706 Demun, Clayton, MO 63105

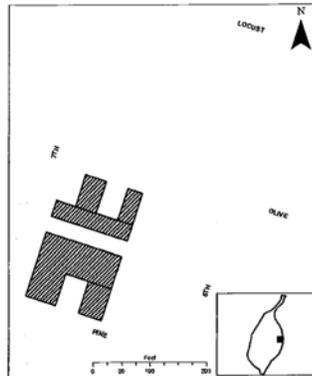
Entity Type: Limited liability corporation

The map, parcel identification number and assessed value of the properties owned:

1. **Address:** 200 N. 7 th Street
Parcel Number: 01290001400
Assessed Value: \$1,200,000
2. **Address:** 615 Pine Street
Parcel Number: 01290001200
Assessed Value: \$75,200
3. **Address:** 612 Olive Street
Parcel Number: 01290000400
Assessed Value: \$48,400
4. **Address:** 222 N 7 th Street
Parcel Number: 01290001600
Assessed Value: \$123,700
5. **Address:** 620 Olive Street
Parcel Number: 01290000200

Assessed Value: \$67,400

Map:



SLC-3476186-8

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

RAILWAY EXCHANGE GARAGE OWNER, LLC

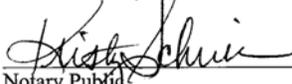
By: **RAILWAY EXCHANGE MANAGING MEMBER, LLC**, a Missouri limited liability company


By: Richard K. Yackey, Manager

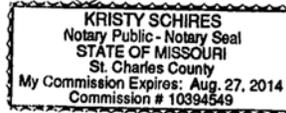
STATE OF MISSOURI)
County OF ST LOUIS) SS.

Before me personally appeared Richard K. Yackey, to me personally known to be the Manager of Railway Exchange Managing Member, LLC, the managing member of Railway Exchange Garage Owner, LLC and who executed the foregoing instrument on behalf of Railway Exchange Managing Member, LLC, the managing member of Railway Exchange Garage Owner, LLC.

WITNESS my hand and official seal this 23rd day of September, 2010.


Notary Public

My Commission Expires:
August 27, 2014



The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri establish the Railway Exchange Building Community Improvement District according to the preceding Petition and authorize the creation of the District.

Name of Owner: Railway Exchange Owner, LLC

Owner's Telephone Number: (314) 725-6566

Owner Mailing Address: 706 Demun, Clayton, MO 63105

Name of Signer: Richard K. Yackey

State basis of legal authority to sign: Manager of the Managing Member

Signer's Telephone Number: (314) 725-6566

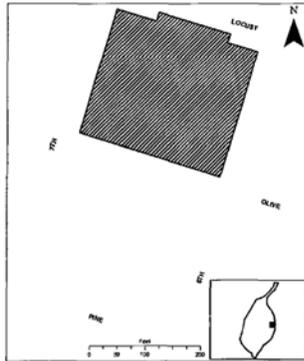
Signer's Mailing Address: 706 Demun, Clayton, MO 63105

Entity Type: Limited liability corporation

The map, parcel identification number and assessed value of the properties owned:

- Address:** 600 Locust Street
Parcel Number: 01280000110
Assessed Value: \$3,040,000

Map:

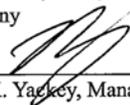


SLC-3476186-8

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

RAILWAY EXCHANGE OWNER, LLC

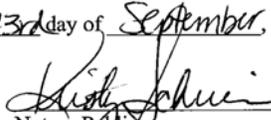
By: **RAILWAY EXCHANGE MANAGING MEMBER, LLC**, a Missouri limited liability company


By: Richard K. Yackey, Manager

STATE OF MISSOURI)
County OF ST LOUIS) SS.

Before me personally appeared Richard K. Yackey, to me personally known to be the Manager of Railway Exchange Managing Member, LLC, the managing member of Railway Exchange Owner, LLC and who executed the foregoing instrument on behalf of Railway Exchange Managing Member, LLC, the managing member of Railway Exchange Owner, LLC.

WITNESS my hand and official seal this 23rd day of September, 2010.


Notary Public

My Commission Expires:
August 27, 2014



The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri establish the Railway Exchange Building Community Improvement District according to the preceding Petition and authorize the creation of the District.

Name of Owner: Railway Exchange Lot Owner, LLC
Owner's Telephone Number: (314) 725-6566
Owner Mailing Address: 706 Demun, Clayton, MO 63105

Name of Signer: Richard K. Yackey

State basis of legal authority to sign: Manager of the Managing Member

Signer's Telephone Number: (314) 725-6566

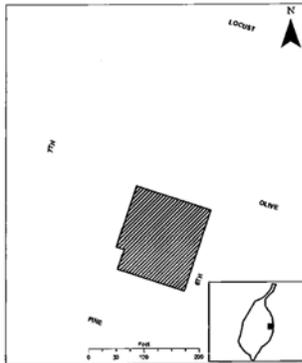
Signer's Mailing Address: 706 Demun, Clayton, MO 63105

Entity Type: Limited liability corporation

The map, parcel identification number and assessed value of the properties owned:

- Address:** 600 Olive Street
Parcel Number: 01290001800
Assessed Value: \$667,300

Map:



By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

RAILWAY EXCHANGE LOT OWNER, LLC

By: **RAILWAY EXCHANGE MANAGING MEMBER, LLC**, a Missouri limited liability company

By: Richard K. Yackey, Manager

STATE OF MISSOURI)
County OF ST LOUIS) SS.

Before me personally appeared Richard K. Yackey, to me personally known to be the Manager of Railway Exchange Managing Member, LLC, the managing member of Railway Exchange Lot Owner, LLC and who executed the foregoing instrument on behalf of Railway Exchange Managing Member, LLC, the managing member of Railway Exchange Lot Owner, LLC.

WITNESS my hand and official seal this 23rd day of September, 2010.

Kristy Schires
Notary Public

My Commission Expires:
August 27, 2014



The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri establish the Railway Exchange Building Community Improvement District according to the preceding Petition and authorize the creation of the District.

Name of Owner: C. A. G. Properties L.L.C.

Owner's Telephone Number: (314) 436-2828

Owner Mailing Address: 207 N. 6th Street, St. Louis, MO 63101

Name of Signer: Karen Gitto-Vangel

State basis of legal authority to sign: Manager

Signer's Telephone Number: (314) 436-2828

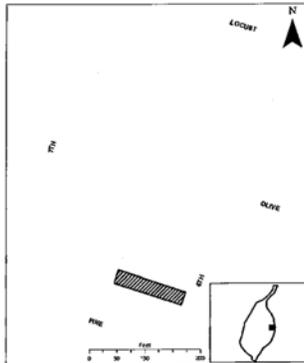
Signer's Mailing Address: 207 N. 6th Street, St. Louis, MO 63101

Entity Type: Limited liability company

The map, parcel identification number and assessed value of the properties owned:

2. Address:	207 N. 6 th Street
Parcel Number:	01290001000
Assessed Value:	\$99,300

Map:



SLC-3476186-8

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

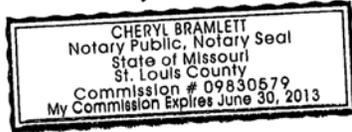
C. A. G. Properties L.L.C.

By: *Karen Gitto-Vangel*
Name: Karen Gitto-Vangel
Title: Manager

STATE OF MISSOURI)
) SS.
CITY OF ST. LOUIS)

Before me personally appeared Karen Gitto-Vangel, to me personally known to be the Manager of C. A. G. Properties L.L.C. and who executed the foregoing instrument on behalf of C. A. G. Properties L.L.C.

WITNESS my hand and official seal this 7th day of Sept., 2010.



[Signature]
Notary Public

My Commission Expires:

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri establish the Railway Exchange Building Community Improvement District according to the preceding Petition and authorize the creation of the District.

Name of Owner: S&P Holdings, LLC
Owner's Telephone Number: 314-249-0243
Owner Mailing Address: 1108 Olive, Ste 100, St. Louis, MO 63101

Name of Signer: Mark Pitliangas

State basis of legal authority to sign: Treasurer

Signer's Telephone Number: 314-249-0243

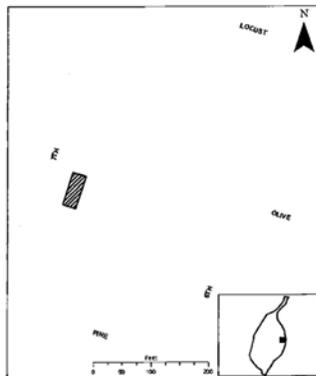
Signer's Mailing Address: 1108 Olive, Ste 100, St. Louis, MO 63101

Entity Type: Limited liability company

The map, parcel identification number and assessed value of the properties owned:

- 1. **Address:** 622 Olive Street
Parcel Number: 01290000101
Assessed Value: \$188,200

Map:



By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

S & P Holdings LLC

By: [Signature]
Name: S & P Holdings LLC
Title: TRES.

STATE OF MISSOURI)
) SS.
City OF ST. LOUIS)

Before me personally appeared Mark Pitlanger, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 13 day of February, 2010.

[Signature]
Notary Public

My Commission Expires:



EXHIBIT "A"**DISTRICT LEGAL DESCRIPTION****RAILWAY EXCHANGE BUILDING
COMMUNITY IMPROVEMENT DISTRICT**

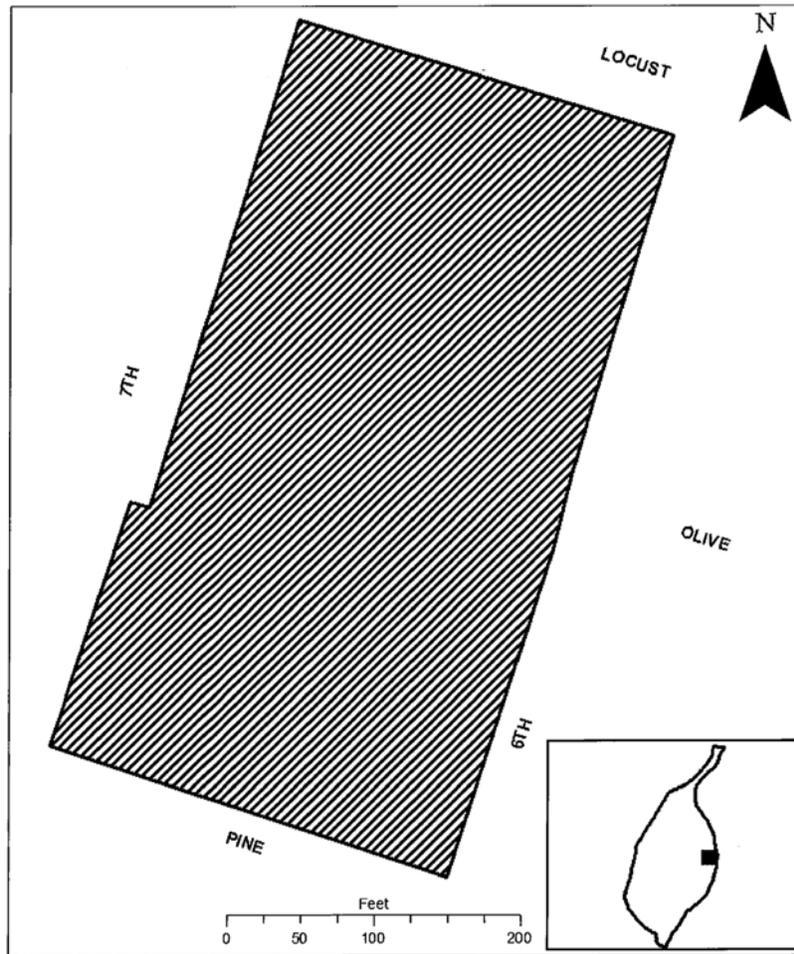
A tract of land consisting of the entirety of City Block 128 and City Block 129 in the City of St. Louis, Missouri, together with all intervening streets and alleys, including a portion of Olive Street and a 15' wide north-south alley in City Block 129, more particularly described as follows:

Beginning at a point, said point being the intersection of the south right-of-way line of Locust Street and the east right-of-way line of N. 7th Street; thence southeast along the south right-of-way line of Locust to the west right-of-way line of N. 6th Street; thence southwest along the west line of N. 6th Street the north right-of-way line of Pine Street; thence northwest along the north right-of-way line Pine Street to the east right-of-way line of N. 7th Street; thence northeast along the east right-of-way line of 7th Street to a point on the east right-of-way line of 7th Street, also being the northwestern point of that portion of 7th Street vacated by Ordinance #50495; thence southeast 12 feet along the northern line of that portion of 7th Street vacated by said Ordinance #50495 to a point on the east right-of-way line of 7th Street; thence northeast along the east right-of-way line of 7th Street to the south right-of-way line of Locust Street to the Point of Beginning.

Together with all intervening streets and alleys, including a portion of Olive Street and a 15' W. north-south alley in City Block 129.

EXHIBIT "B"
DISTRICT BOUNDARY MAP

RAILWAY EXCHANGE BUILDING CID



 Railway Exchange Building CID

Approved: October 22, 2010

ORDINANCE #68757
Board Bill No. 179

An ordinance pertaining to street vending; amending Section Three of Ordinance 68603 to adjust the boundaries of the Downtown Vending District and vending agreements with the Convention and Visitors Commission; and containing an emergency clause.

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

SECTION ONE. Paragraph J of Section Three of Ordinance 68603 is hereby deleted and the following language inserted in its place:

J. Notwithstanding the provisions of this Section, no person shall be permitted to vend on any public sidewalk or within any public right of way within the following described area (also depicted in the diagram attached hereto as Exhibit A) in the Downtown Vending District, unless such person has entered into valid vending agreements with the Convention and Visitors Commission:

The area bounded as follows: Beginning at the intersection of the line created 100 feet West of Ninth Street and 100 feet North of Cole Street, thence East along such 100 foot North line of Cole Street to its intersection with the West right-of-way line of I-70, thence South along such West right-of-way line of I-70 to its intersection with the line created 100 feet South of Washington Avenue, thence West along such 100 foot South line of Washington Avenue, to its intersection with the 100 foot West line of 9th Street, thence North along such 100 foot West line of 9th Street to its point of beginning.

SECTION TWO: EMERGENCY CLAUSE: This being an Ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this Ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: October 22, 2010

ORDINANCE #68758
Board Bill No. 180

An Ordinance repealing Ordinance 64236 in its entirety and authority and directing the Mayor and Comptroller to sell certain real estate belonging to the City of St. Louis located South of Victor Street and North of Dorcas Street and East of the West line of the wharf (but containing no mooring privileges) in "as-is" condition to STC Properties MO, LLC, and containing an emergency clause.

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

SECTION ONE. Ordinance 64236 is hereby repealed in its entirety.

SECTION TWO. The Mayor and the Comptroller are hereby authorized and directed to sell at a price not less than Fifty Cents (\$.50) per square foot certain real estate belonging to the City of St. Louis but containing no mooring privileges, described as follows, to wit:

A parcel of ground immediately to the East of City Blocks 775, 776 and 777 lying East of the West line of wharf as established by Ordinance No. 5403, said parcel being more particularly described as follows:

Commencing at the point of intersection of the Easterly line of First St. (105 feet wide) with the Southerly line of Victor Street (108 feet wide; thence South 55 degrees 19 minutes 37 seconds East, along said Southerly line of Victor St., a distance of 299.82 feet to its intersection with the Westerly line of the Wharf as established by City Ordinance No. 5403, and being the True Point of Beginning of the strip of land herein described; thence Southwesterly along said Westerly Wharf line, as follows: 1st, South 34 degrees 39 minutes 27 seconds West a distance of 1,296.54 feet to an iron pipe, 2nd, South 40 degrees 37 minutes 42 seconds West a distance of 965.05 feet to the point of intersection with the Northerly line of Dorcas St. (30 feet wide after partial vacation); thence along the projection of said

Northerly line of Dorcas St. South 40 degrees 16 minutes 42 seconds East a distance of 10.64 feet to an iron pipe; thence leaving said projection of the Northerly line of Dorcas St. North 40 degrees 48 minutes 13 seconds East a distance of 1,439.46 feet to an iron pipe; thence North 34 degrees 39 minutes 27 seconds East a distance of 574.46 feet, to an iron pipe in the Eastern prolongation of the northerly line of Sidney St. (60 feet wide); thence North 29 degrees 14 minutes 54 seconds East a distance of 254.60 feet to an iron pipe in the eastern prolongation of the Southerly line of Victor St. (108 feet wide) thence North 55 degrees 19 minutes 36 seconds West along said prolongation of the Southerly line of Victor St. a distance of 40.00 feet to the point of beginning and containing 79,700 square feet more or less, according to a survey plat by the City Surveyor, dated June 8, 1992.

SECTION THREE. The Mayor and Comptroller are hereby authorized and directed to execute and deliver a Quit Claim Deed, in form approved by the City Counselor, to the purchaser of the above described property upon payment of the same of not less than Thirty Nine Thousand Eight Hundred Fifty Dollars (\$39,850), in accordance with the terms of Section Two of this Ordinance.

SECTION FOUR. The Quit Claim Deed authorized hereby shall contain, in form satisfactory to the City Counselor, a covenant which shall run with the land prohibiting the erection of any billboards on the above described real property.

SECTION FIVE. The net proceeds of this sale shall be placed in the Port Development Fund.

SECTION SIX. This being an Ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Section 19 and 20 of Article IV of the Charter of the City of St. Louis and shall become effective immediately upon its passage and approval of the Mayor.

Approved: October 22, 2010