

Summary

Board Bill Number 47

Introduced by Alderwoman Sonnier

Date: June 18, 2026

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Tiffany Scattered Sites II Redevelopment Area. The project consists of the renovation of 21 buildings in the Tiffany Neighborhood. The prospective redeveloper is producing 60 affordable units ranging from 1-3 bedrooms, at the cost of \$15.4 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. The financial model concludes that the project supports fifteen (15) years of tax abatement (10 years based on 90% of the assessed value of the incremental improvements and followed by 5 years based on 50% of the assessed value of the incremental improvements).

BOARD BILL NUMBER 47 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An ordinance approving a Redevelopment Plan dated August 26, 2025 (“Plan”) for the Tiffany
2 Scattered Sites II Area ("Area") in the City of St. Louis (“City”) after finding that the Area is
3 blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the
4 "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 15-year
5 tax abatement (10 years based on 90% of the assessed value of the incremental improvements and
6 followed by 5 years based on 50% of the assessed value of the incremental improvements); and
7 pledging cooperation of the Board of Aldermen.

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

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

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

1 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
2 City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"),
3 titled "Blighting Study and Plan for the Tiffany Scattered Sites II Area," dated August 26, 2025
4 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-**
5 **G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

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

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

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

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

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

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

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

1 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
2 undertaking and carrying out of the Project, including those relating to prohibitions against
3 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,
4 age, sexual orientation, gender identity or expression, religion or disability; and

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

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

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

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

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

19 **SECTION THREE.** The Area qualifies as a redevelopment area in need of
20 redevelopment under the provision of the Statute, and the Area is blighted as defined in Section
21 99.320 of the Statute.

22 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated August 26, 2025,
23 having been duly reviewed and considered, is hereby approved and incorporated herein by

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may
2 be amended or supplemented, pertaining to minority-owned and women-owned business
3 participation, workforce development, and prevailing wage compliance, to the extent the
4 provisions of those ordinances apply to the Project

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

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

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

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

1 (51) percent ownership. The woman or women must have operational and managerial control,
2 interest in capital and earnings commensurate with their percentage of ownership.

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

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

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

11 Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections
12 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax
13 abatement shall not include taxes collected for any Special Business District, Neighborhood
14 Improvement District, Commercial Improvement District, or any other similar local taxing district
15 created in accordance with Missouri law, whether now existing or later created.

16 In lieu of the tax abatement available pursuant to pursuant to Sections 99.700 – 99.715,
17 RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo,
18 as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the
19 City Code, as amended. The terms of the tax abatement available to the applicable real property or
20 portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the
21 Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the
22 year during which an urban redevelopment corporation acquires title to the applicable real property

1 or portion thereof and continue no longer than fifteen (15) years thereafter (the “Chapter 353 Tax
2 Abatement Period”), provided, however, that:

3 PILOTs will be imposed to ensure that the total revenues payable to the affected taxing
4 jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section
5 353.110, RSMo) equals at least:

6 For years one through ten of the Chapter 353 Tax Abatement period, at least:

7 One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-
8 current tax levy rates and the assessed value of the land and improvements included in the
9 applicable real property or portion thereof in the year prior to the urban redevelopment
10 corporation’s acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if
11 the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the “Base
12 Tax Value”); plus

13 ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if
14 there were no tax abatement and Base Tax Value.

15 In years 11 – 15 of the tax abatement period, the Redeveloper shall pay ad valorem real property
16 taxes based on the then-current tax levy and an assessed value determined using 50% of true value.

17 The tax abatement described above shall not apply to any taxes excluded from abatement by law or
18 special assessments. The tax abatement shall also not serve to reduce or eliminate any other
19 licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real
20 property or portion thereof, except as expressly described above.

21 All payments in lieu of taxes shall be a lien upon the real property and, when paid to the
22 Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax
23 relief and payment in lieu of taxes provisions, during up to said fifteen (15) year period, shall inure

1 to the benefit of all successors in interest in the property of the urban redevelopment corporation,
2 so long as such successors shall continue to use such property as provided in this Plan and in any
3 Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after
4 any urban redevelopment corporation shall have acquired title to the property.

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

12 **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event that
13 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
14 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the
15 Ordinance are so essential and inseparably connected with and dependent upon the void section
16 that it cannot be presumed that this Board would have enacted the valid sections without the void
17 ones, or unless the court finds that the valid sections standing alone are incomplete and are
18 incapable of being executed in accordance with the legislative intent.

DEVELOPMENT PROPOSAL REPORT

Tiffany Scattered Sites II (Tiffany
Place)



ST. LOUIS DEVELOPMENT CORPORATION

DEVELOPMENT PROPOSAL REPORT

TABLE OF CONTENTS

Project Summary

Applicant Information

Incentive Information

Tax Abatement Process Overview

Community Benefits Scorecard

Recommendation

Economic Analysis

Letters of Support

SLDC Contact

PROJECT SUMMARY

**21 Parcels in Tiffany
Neighborhood**

Ward 7

Total Costs

\$15.4M

Real Estate Program

60 Affordable Units

This development is a rehabilitation project investing \$15.4 million in 60 affordable units in the Tiffany neighborhood. These 21 scattered parcels are clustered in the 3600 and 3800 blocks of Folsom, Blaine, and McRee avenues in the centrally-located Tiffany neighborhood.

These sites have been identified for rehabilitation due to issues such as outdated infrastructure, inadequate sanitation, or potential hazards. By addressing these priority moves, Tiffany aims to ensure a safer living environment, enhance resident well-being, and improve overall community health.

Each home will be rehabilitated with TPO roofs, Energy Star windows, replacement of HVAC units, electric heat pumps, energy star light fixtures, kitchen cabinets and countertops, Energy Star refrigerators, and some units will also have ADA Accessible showers.



INCENTIVE INFORMATION

Parcel – Incentives Received

There is no indication that any of the properties in the development received tax incentives in SLDC records dating back to 1997.

Developer – Incentives Received

The City of St. Louis granted Efficacy Consulting and Development Group, LLC tax abatement for the Finney Place and the Village at Delmar Place developments.

APPLICANT INFORMATION

Tiffany Developers, LLC

Past Development Experience

A partnership between two experienced affordable housing developers and a seasoned community-based organization.

Development Partners

Efficacy Consulting and Development, LLC was established in 2007 and focuses on providing quality, affordable housing in urban and rural communities.

TAG Development, LLC, or The Acquisition Group, is a group of companies dedicated to acquiring and repositioning distressed real estate for the purpose of revitalizing neighborhoods while addressing the need for affordable and workforce housing.

Communities First STL was founded in 2012 by three women who have spent their lifetimes promoting social justice and equity, and who believed they could positively impact conditions, particularly within black and brown communities. The organization's focus areas include literacy, youth and young adult services, and special events.

APPLICANT INFORMATION (CONT.)

Tiffany Developers, LLC

Past Development Experience

A partnership between two experienced affordable housing developers and a seasoned community-based organization.

Key Personnel

Yaphett El-Amin, the President of Efficacy Consulting and Development, LLC has more than twenty years of experience providing community diversity, equity and inclusion services. Ms. El-Amin has expanded her focus to further stabilize communities through affordable housing development and increasing the number of minority developers and businesses in Missouri.

Tarold Davis is the President and founder of The Acquisition Group (TAG), a real estate development and investment company located in Kansas City, Missouri. Mr. Davis began his career as a construction project manager. He founded TAG based on creating social and economic impact in communities through the provision of affordable housing.

Maggie Hourd-Bryan is the Executive Director of Communities First STL, with a mission to facilitate pathways out of poverty and advocate for equity and justice. The organization partners with other agencies to provide services to families and youth in need.

APPLICANT INFORMATION

Tax Accountability in Development Act (TADA) Clearance

For all projects, developers are required to provide necessary information to Collector of Revenue to verify evidence that they are current on property taxes for all of their properties located in the City of St. Louis, whether wholly or partially owned by them or a corporate entity of which they hold an ownership interest of at least twenty percent (20%); any earnings taxes; and City of St. Louis water and refuse bills. Before entering into a development agreement, the developer must file an Affidavit of Confirmation for Taxes Paid. Developers must stay up to date in paying taxes and water/refuse bills or they will be at risk of defaulting on the incentive.

The developer passed TADA clearance on February 10, 2026. Copies of the form are available upon request.

APPLICANT INFORMATION

Recently Completed Projects

Village at Delmar Place (Efficacy Consulting and Development, LLC)

The Village at Delmar Place is the site of exciting infill housing in the West End neighborhood. A combination of three and four bedroom affordable rent-to-own townhomes, combined with two and three bedroom rental flats, the development creates a social and economic mix that enriches this older neighborhood. A central community building provides programming for the residents and a centralized location for community gatherings.



Finney Place (Efficacy Consulting and Development, LLC)

Finney Place is a new, affordable housing community, completed in 2020 in the Vandeventer Neighborhood of St. Louis. The community's 40 single family homes include 26 three-bedroom homes, 13 four-bedroom homes and one shared community house with an apartment on the second floor. All homes were crafted with high efficiency HVAC systems and Energy Star fixtures and appliances. The project's total construction cost was \$8.4 million.



Scott Manor (Efficacy Consulting and Development, LLC)

Scott Manor is North County's finest newer mixed use, affordable senior independent living community at 2131 Chambers & New Halls Ferry Roads. Essential to the North County area, this three-story, 42-unit, 2 bedroom/1 bath development serves residents ages 55 and up. Ample community space is utilized for resident activities, services, and group meetings. There are two commercial spaces with slightly under 2,000 square feet available to lease.



TAX ABATEMENT PROCESS OVERVIEW

The application for tax abatement for Tiffany Scattered Sites II (Tiffany Place) was submitted to SLDC on March 9, 2025 by Efficacy Consulting and Development, LLC. The project was presented to the LCRA board on August 26, 2025 and the Redevelopment Plan and Blighting Study were approved. It will be submitted to the Board of Aldermen with an associated board bill.

If the Board Bill is approved, tax abatement for the area included in the plan is authorized, but there are several more steps remaining before tax abatement is activated. The LCRA must advertise for developers for the area, and a redeveloper then must submit a proposal to redevelop all or a portion of the area. The LCRA must then designate a developer for the area and authorize entering into a redevelopment agreement with that redeveloper.

During construction/rehab, the redeveloper will have to follow all MWBE, workforce, prevailing wage guidelines and obligations within the redevelopment agreement. These requirements are monitored by the MWBE office at SLDC.

Once construction is completed to the standards that were proposed in the redevelopment agreement and the MWBE department has notified the Incentive department the developer has met the requirements, the department notifies the assessor to activate the abatement.



COMMUNITY BENEFITS SCORECARD

Tiffany Scattered Sites II (Tiffany Place) is an affordable housing redevelopment in the Tiffany neighborhood. The project includes the rehabilitation of 60 affordable housing units in a sought-after neighborhood. Additionally, several of the units are 3-, 4-, or 5-bedrooms, a rarity for affordable housing units and critical to keeping and attracting families to the City.

80	Score	Period 1		Period 2	
		Maximum Abatement Term	Maximum Abatement Level	Maximum Abatement Term	Maximum Abatement Level
	less than 30	0 years	0%		
Tier 1	30 - 39	10 years	80%		
Tier 2	40 - 49	10 years	90%	10 years	50%
Tier 3	50 or more	10 years	90%	15 years	50%

PRIORITY AREA	MAX POSSIBLE POINTS	POINTS EARNED
Affordable Housing	50	40
Geography	30	20
Transit Access	9	9
Historic Preservation	5	5
Capital Investment	7	4
Outside Funding	2	2
Existing Vacant Building Renovation	5	
Commercial Corridors	7	
Community Benefits Contribution	5	
Public Infrastructure Improvements	10	
Environmental Remediation	5	
Utilization of LRA Properties	5	
Alignment with Neighborhood Plans	5	
TOTAL		80

Tier 3 – Eligible for up to 25 years (10 years at 90%; 15 years at 50%)

- 100% of units affordable at 60% AMI **(40 points)**
- Located within EJI-2 area **(20 points)**
- Within ¼ mile of a Grand/70 bus stop **(9 points)**
- Historic Preservation **(5 points)**
- Total capital investment of \$15,404,094 **(4 points)**
- Will be using Federal LIHTC **(2 points)**

RECOMMENDATION

SLDC STAFF

Based on the proposed real estate program and community benefits, SLDC staff is recommending 10 years of 90% abatement followed by 5 years of 50% abatement of new incremental property taxes generated as a result of the project. This is the maximum abatement recommended by staff; the Board of Aldermen may approve a lesser amount.

Year 1 – 10
90% abatement

Year 11 – 15
50% abatement

LCRA/PIEA/EEZ

The project was presented to the LCRA board during the August 26, 2025 meeting with the staff recommendation for tax abatement approved via resolution 25-LCRA-10945.

Year 1 – 10
90% abatement

Year 11 – 15
50% abatement

ST. LOUIS PUBLIC SCHOOLS

SLDC is required to contact St. Louis Public Schools (SLPS) to inform them about projects with costs in excess of \$1 million and note whether SLPS has taken a position supporting or opposing the development.

The packet was sent to SLPS on October 16, 2025. SLPS sent a letter stating the organization's support for the project.

LABOR NOTIFICATION

For projects over \$1 million, SLDC must notify St. Louis Labor Council, the Missouri AFL-CIO, MOKAN, NAACP, AABCA (African-American Business and Contractors Associations), CBTU (Coalition of Black Trade Unionists) and any other labor union or organization that notifies SLDC of their interest. SEIU Local 1 has also requested to be notified of development applications.

Documentation of any valid collective bargaining agreements or any other contracts under 29 U.S.C. Section 185 between the developer and any labor union(s) or organization(s) seeking to represent workers to be employed by the applicant are attached to the Development Proposal Report.

The packet was sent to labor organizations on October 16, 2025. None of the labor organizations have submitted comments in regard to the development project.

ECONOMIC ANALYSIS

Annual Property Tax Revenue

Base: \$32,332

Avg. During Abatement: \$35,279

Est. After Abatement: \$47,735

Incentives Proposed

Real Property Tax Abatement

Est. Abatement Value

Nominal: \$69,817

NPV @ 6%: \$52,325

% of Project Costs: 0.3%

Developer Return Analysis

With Incentive: 6.4%

Without Incentive: 6.2%

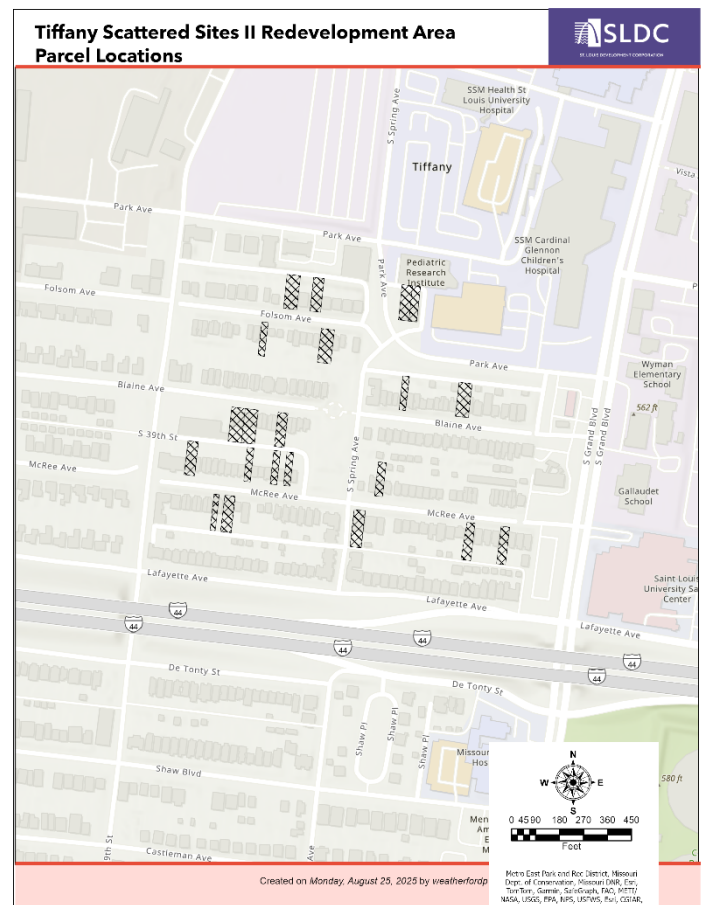
RERC Median: 8.0%

M/WBE Impacts

Total Hard Costs: \$7,586,850

Minority Owned (24%): \$1,821,000

Women Owned (11%): \$835,000



ECONOMIC ANALYSIS

Sources and Uses Summary		
Project Financing	<i>Amount</i>	<i>%</i>
LIHTC Equity	\$ 11,534,140	74.9%
HUD Assumed Loan	\$ 2,333,083	15.1%
Construction Period Income	\$ 95,405	0.6%
Private Debt: CBKC Perm Loan	\$ 1,150,000	7.5%
Developer/Investor Equity:	\$ 110	0.001%
2024&2025 Adjuster Fed	\$ 9,549	0.1%
Deferred Developer Fee:	\$ 281,807	1.8%
Total Project Sources (Permanent):	\$15,404,094	100%
Uses of Funds	<i>Amount</i>	<i>%</i>
Acquisition:	\$ 3,860,239	25%
Hard Costs (Construction):	\$ 7,586,850	49%
Soft Costs:	\$ 1,629,700	11%
Financing Costs:	\$ 978,807	6%
Reserves:	\$ 348,498	2%
Developer Fee:	\$ 1,000,000	6%
Total Project Sources (Permanent):	\$ 15,404,094	100%

ECONOMIC ANALYSIS

Revenue Impacts for the City

	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 235,460	\$ 374,218	\$ 531,031
Baseline Revenue (If No Project)	\$ 64,359	\$ 96,539	\$ 128,719
New Revenue to City	\$ 171,100	\$ 277,679	\$ 402,312

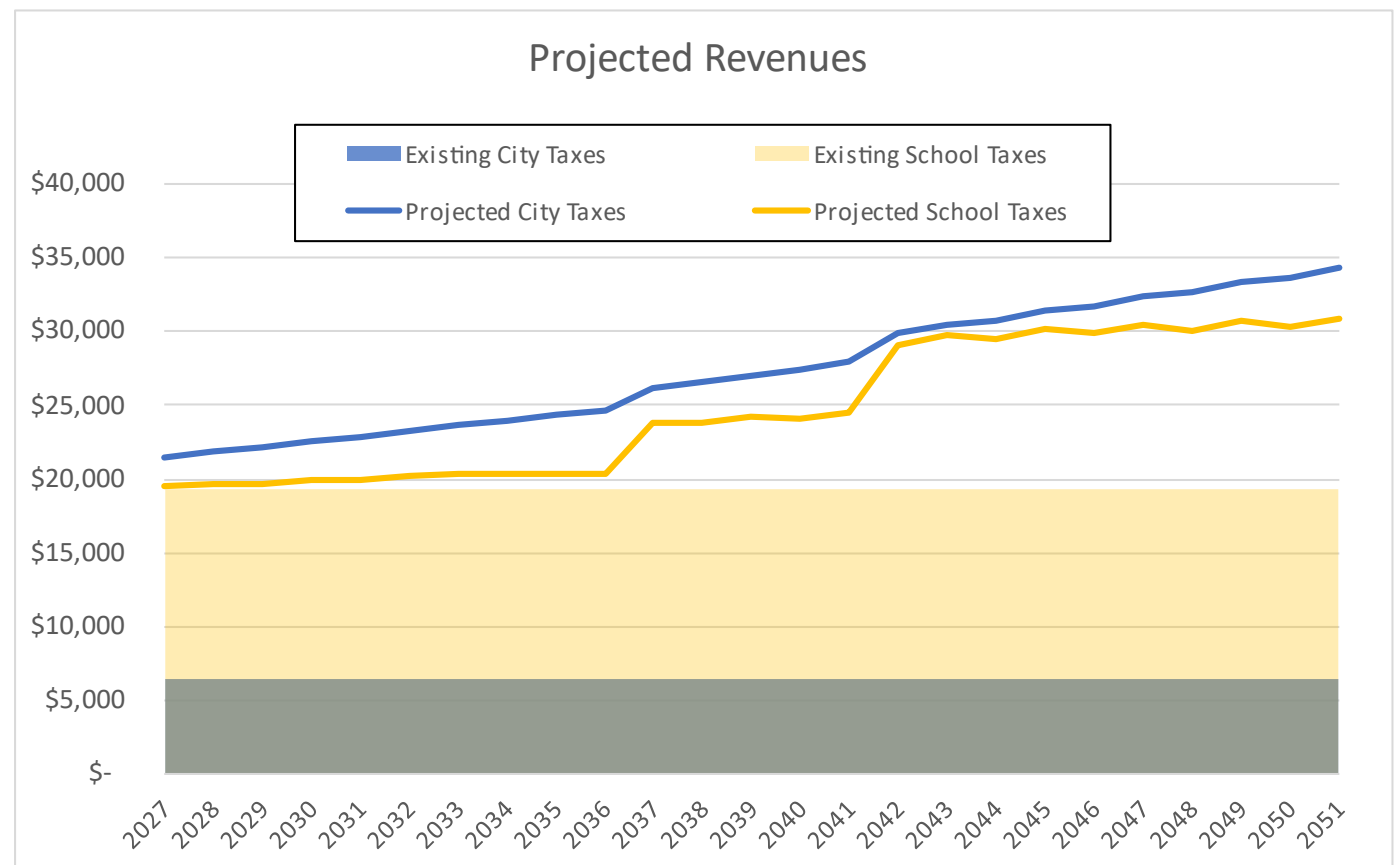
* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District

	10-Year	15-Year	20-Year
Net Revenue to the School District	\$ 204,763	\$ 330,465	\$ 480,082
Baseline Revenue (If No Project)	\$ 192,970	\$ 289,455	\$ 385,940
New Revenue to School District	\$ 11,793	\$ 41,010	\$ 94,142

Revenue Impacts for Other Taxing District

	10-Year	15-Year	20-Year
Net Revenue to Other Taxing Districts	\$ 69,088	\$ 111,500	\$ 161,981
Baseline Revenue (If No Project)	\$ 65,109	\$ 97,663	\$ 130,217
New Revenue to School District	\$ 3,979	\$ 13,837	\$ 31,764



LETTERS OF SUPPORT (OVER \$10M)

Community Support

The proposed renovation of the building has received letters of support from several local organizations and officials, including:

- State Representative LaKeySha Bosley, District 79
- St. Louis Midtown Redevelopment Corporation
- Tiffany Community Association
- St. Louis Public Schools (SLPS)

The project also received a letter of support from Alisha Sonnier, Alderwoman of the 7th Ward. Copies of each letter are available upon request.

SLDC CONTACT

SLDC Staff

Preparer's Name: Zachary Wilson

Phone Number: 314-657-3773

Email Address: wilsonz@stlouis-mo.gov

STATEMENT REGARDING PERSONAL OR PRIVATE INTEREST

I, ZACHARY WILSON, state:

In conjunction with my service on behalf of St. Louis Development Corporation, I hereby certify that, to the best of my knowledge, information and belief, at no time during the process, neither I nor anyone within the Fourth Degree of Consanguinity of myself, whether singularly or collectively:

- a) have any ownership interest, directly or indirectly, in the business entity under consideration, or
- b) serve as an officer, director, or employee of the business entity under consideration; or
- c) have received any salary, gratuity or other compensation or remuneration during the three years prior to the date of my preparation of the Development Proposal Report or expect to receive any salary, gratuity or other compensation or remuneration from the person or entity under consideration for selection or any person or entity directly or indirectly affiliated with the person or business entity under consideration, except as fully disclosed and detailed in Exhibit A, attached and included by reference herein.

Dated as of 3/14/2024 ZfW ZACHARY WILSON

Board Bill Number 47
Introduced by Alderwoman Aisha Sonnier

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE

TIFFANY SCATTERED SITES II
Redevelopment Area

PROJECT # 2481

August 26, 2025

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

MAYOR CARA SPENCER

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR THE TIFFANY SCATTERED SITES II REDEVELOPMENT AREA

A.	EXISTING CONDITIONS OF BLIGHT.....	5
1.	DELINEATION OF BOUNDARIES.....	5
2.	GENERAL CONDITIONS OF THE AREA.....	5
3.	PRESENT LAND USE OF THE AREA	5
4.	PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES.....	5
5.	CURRENT ZONING.....	5
6.	FINDING OF BLIGHT.....	5
B.	PROPOSED DEVELOPMENT AND REGULATIONS.....	6
1.	REDEVELOPMENT OBJECTIVES.....	6
2.	PROPOSED LAND USE OF THE AREA.....	6
3.	PROPOSED ZONING	6
4.	RELATIONSHIP TO LOCAL OBJECTIVES	6
5.	PROPOSED EMPLOYMENT FOR THIS AREA	6
6.	CIRCULATION.....	7
7.	BUILDING AND SITE REGULATIONS	7
8.	URBAN DESIGN.....	7
9.	PARKING REGULATIONS.....	8
10.	SIGN REGULATIONS	8
11.	BUILDING, CONDITIONAL USE, AND SIGN PERMITS	8
12.	PUBLIC IMPROVEMENTS	9
C.	PROPOSED SCHEDULE OF REDEVELOPMENT	9
D.	EXECUTION OF PROJECT.....	9
1.	ADMINISTRATION AND FINANCING	9
2.	PROPERTY ACQUISITION.....	9
3.	PROPERTY DISPOSITION	9
4.	RELOCATION ASSISTANCE.....	10
E.	COOPERATION OF THE CITY.....	10
F.	TAX ABATEMENT.....	10
G.	COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS	11
1.	LAND USE.....	11
2.	CONSTRUCTION AND OPERATIONS.....	11

3.	LAWS AND REGULATIONS.....	11
4.	ENFORCEMENT	11
H.	MODIFICATIONS OF THIS PLAN	12
I.	DURATION OF REGULATION AND CONTROLS.....	12
J.	EXHIBITS.....	12
K.	SEVERABILITY	12

EXHIBITS

"A"	LEGAL DESCRIPTION
"B"	PROJECT AREA – SITE MAP
"C"	PROJECT AREA – EXISTING LAND USE
"D"	PROJECT AREA – PROPOSED LAND USE
"E"	PROJECT AREA – SLUP DESIGNATIONS
"F"	PROJECT AREA – EXISTING ZONING
"G"	PROJECT AREA – PROPOSED ZONING
"H"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"I"	BLIGHTING REPORT
"J"	SUSTAINABILITY REPORT

A. EXISTING CONDITIONS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Tiffany Place Scattered Sites II Redevelopment Area (“Area”) is a non-contiguous scattered site project located in the Tiffany neighborhood. The twenty-one (21) parcels within the Area are located along Blaine Avenue, Folsom Avenue, and McRee Avenue.

The property and legal descriptions for each parcel within the Area are described in Exhibit A. The boundaries of the Area are delineated in Exhibits B.

2. GENERAL CONDITIONS OF THE AREA

The Area generally consists of vacant or deteriorating multi-family residential buildings.

3. PRESENT LAND USE OF THE AREA

The Area is currently developed with multi-family residential buildings, some of which are currently occupied.

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are developed primarily with residential and neighborhood oriented commercial uses. Of note, the SSM Health Cardinal Glennon Children’s Hospital is directly northeast of the Area. The scattered sites of the Area are roughly bound by S. 39th Street to the west, Park Avenue to the North, Grand Boulevard to the east, and Lafayette Avenue/I-44 to the south.

The Area is in Census Tract 1273 which, according to the 2020 census, has a population density of 7.05 people per acre and an occupied housing unit density of 2.75 per acre.

The existing land uses in the Area are shown in Exhibit C.

5. CURRENT ZONING

The parcels in the Area are zoned either “C” – Multiple-Family Dwelling District or “D” – Multiple-Family Dwelling District pursuant to the Zoning Code of the Revised Code of the City of St. Louis, which is incorporated into this Blighting Study and Redevelopment Plan (“Plan”) by reference. The existing zoning designations in the Area are shown on the map in Exhibit F.

6. FINDING OF BLIGHT

Several of the parcels within the Area are unoccupied largely due to unsafe and unsanitary living conditions resulting from deferred maintenance. The physical conditions of the parcels within the Area are outlined in Exhibit I. The existence of

deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of the properties in the Area have been determined to be blighted within the meaning of §99.300 et seq. RSMo (the Land Clearance for Redevelopment Authority Law) and as defined in §353.020 of the Revised Statute (2016) as evidenced by the Blighting Report attached hereto, labeled Exhibit I and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. REDEVELOPMENT OBJECTIVES

The primary objectives of the Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into quality affordable housing units. This Plan also serves to further the goals of the *Strategic Land Use Plan of the St. Louis Comprehensive Plan (2025)* and the *City of St. Louis Sustainability Plan (2013)*.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in the zones designated “C” – Multiple-Family Dwelling District and “D” – Multiple-Family Dwelling District pursuant to the Zoning Code of the Revised Code of the City of St. Louis.

Redeveloper(s) designated by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall be permitted to use the property within the Area for only to above proposed uses.

The proposed uses for the Area are outlined in Exhibit D.

3. PROPOSED ZONING

The proposed zoning for the Area may remain “C” – Multiple-Family Dwelling District and “D” – Multiple-Family Dwelling District pursuant to the Zoning Code of the Revised Code of Ordinances of the City of St. Louis. The proposed zoning for the Area can be seen in Exhibit G.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land use, zoning, public facilities, and utility plans are appropriate and consistent with local objectives as defined by *Strategic Land Use Plan of the St. Louis Comprehensive Plan*. Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other requirements, adequate provisions for traffic, parking, safety from fire, light, air, and sound design and arrangement.

5. PROPOSED EMPLOYMENT FOR THIS AREA

There are no additional jobs expected to be created in this Area resulting from the proposed redevelopment.

6. CIRCULATION

The Project Area – Proposed Land Use Map (Exhibit C) indicates the proposed circulation of vehicles in the Area. The layouts, levels, and grades of public rights-of-way remain unchanged.

Any proposed change to the public rights-of-way in the Area shall be as approved by the Director of the City of St. Louis Street Department. Any vacation of rights-of-way are subject to approval of the City of St. Louis Board of Alderman by way of City ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state, and local laws, ordinances, regulations, and codes, including but not limited to, the Building Code of the Revised Codes of the City of St. Louis, the Zoning Code of the Revised Codes of the City of St. Louis, and the rules, regulations, policies, and stipulations of the Planning and Urban Design Agency (“PDA”) of the City of St. Louis.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (“Agreement”), if any, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise. Failure to meet these requirements may result in the suspension of tax abatement and/or the payment of the value of the abated taxes to the City of St. Louis.

Construction techniques, materials, fixtures and finishes, and any other item related to the rehabilitation or construction of structures within the Area shall be done in a manner that maximizes the energy efficiency of the structures and enhances the overall sustainability of the redevelopment.

8. URBAN DESIGN

a. Urban Design Objectives

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

b. Urban Design Regulations

b.i.) Rehabilitation:

Any rehabilitation of existing structures shall respect the original exterior of the structures in the Area in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design. Materials chosen shall be of high quality and increase the energy efficiency of each structure.

b.ii.) New Construction:

Any new construction or alterations shall be positioned on the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.

b.iii.) New Exterior Materials:

Any new materials on facades of structures in the Area visible from the street shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as “Permastone” is not permitted. A submission of all building materials shall be required prior to building permit approval.

b.iv.) Architectural Details:

All architectural details, appurtenances, or fenestration on existing structures in the Area shall be maintained in a similar size, detail, and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted.

b.v.) Roof Shape:

When one roof shape is present in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

c. Landscaping and Sidewalk Maintenance

A landscape plan containing the names, number, and location of all trees, shrubs, forbs, and grasses shall be required prior to issuance of an occupancy permit. A minimum of 50% of all plantings shall be Missouri native plants; no invasive, noxious, or nuisance plants, as defined by the Missouri Department of Conservation, shall be permitted. Perimeter street trees shall be of a type from a list maintained by the City of St. Louis Forestry Division and be of a minimum caliper of 2-1/2 inches. Street trees shall be planted in accordance with the street tree placement guidelines of the City of St. Louis Forestry Division. All lots shall have a minimum of two trees, inclusive of any street trees. Existing, healthy trees shall be retained wherever possible. Sidewalks shall be repaired or replaced, including any necessary upgrades to make existing sidewalks ADA compliant.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code regulations of the Revised Code of the City of St. Louis, including rules, policies and requirements of PDA.

10. SIGN REGULATIONS

All signs shall be as allowed in the Zoning Code of the Revised Code of the City of St. Louis.

11. BUILDING, CONDITIONAL USE, AND SIGN PERMITS

No building permit, conditional use permit, or sign permit shall be issued by the City of St. Louis without the prior written recommendations of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities, or other public facility shall be required. Additional or repaired water, sewage, or other public utilities may be required. The cost of such utility improvements shall be borne by the Redeveloper.

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

C. PROPOSED SCHEDULE OF REDEVELOPMENT

A building permit shall be submitted for approval within twelve (12) months of the execution of the Agreement. Substantial completion of the redevelopment shall occur within twenty-four (24) months of the approval of the Plan by City of St. Louis ordinance.

The LCRA may alter the above schedule in accordance with its policy governing time extensions.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area shall be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Project Area – Site Map, Exhibit B attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair market value, taking into account and giving consideration to those factors enumerated in §99.450, RSMo, as amended, for uses in accordance with this plan.

4. RELOCATION ASSISTANCE

All eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state, and local laws, ordinances, regulations, and policies.

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) years of real estate tax abatement pursuant to §99.700-§99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of tax abatement available pursuant to §99.700-§99.715, RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the Revised Ordinances of the City of St. Louis, as amended. The terms of the tax abatement available to the applicable real property or portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the Redeveloper(s). The Redevelopment Agreement shall provide that tax abatement shall begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof and continue no longer than fifteen (15) years thereafter (the "Chapter 353 Tax Abatement Period"), provided, however, that:

- Payments in lieu of taxes (PILOTs) or taxes will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in §353.110, RSMo) equals at least:
 - For years one (1) through ten (10) of the Chapter 353 Tax Abatement Period, at least:
 - One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-current tax levy rates and the assessed value of the land and improvements included in the applicable real property or portion thereof in the year prior to the urban redevelopment corporation's acquisition thereof (subject to adjustment pursuant to §353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the "Base Tax Value"); plus
 - At least ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no tax abatement and Base Tax Value.
 - For years eleven (11) through fifteen (15) of the Chapter 353 Tax Abatement period, the Redeveloper(s) shall pay ad valorem real property taxes based on the then-current tax levy and an assessed value determined using 50% of true value.
- Pursuant to §71.801, RSMo, all calculations of PILOTs and abated taxes shall exclude any ad valorem real property tax imposed by a Special Business District

All PILOTs shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and PILOT provisions, during up to said fifteen (15) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after any urban redevelopment corporation shall have acquired title to the property.

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

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

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability in the lease, sale, or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability in the construction and operation of any Project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the Project, including enforcement, contracting, operating, and purchasing.

3. LAWS AND REGULATIONS

Redeveloper(s) shall comply with all applicable federal, state, and local laws, ordinances, executive orders, and regulations regarding nondiscrimination, affirmative action, workforce development, and prevailing wage compliance, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit E, attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporate in an Agreement between the LCRA and Redeveloper(s), which Agreement shall be recorded in the office of the

Recorder of Deeds. The provision of G.1 and G.3 shall be covenants running with the land, without limitation as to time, and the provisions of G.2 shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction, or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not limited to, modifications on the use of eminent domain, to the length of the tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified by LCRA (e.g. urban design regulations, development schedule) in accordance with its July 24, 2018 policy governing time execution, as may be amended.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G.4 of this Plan.

J. EXHIBITS

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

K. SEVERABILITY

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

LEGAL DESCRIPTION

1. 3645 BLAINE AVENUE

PARCEL # 2124-9-320.000
C.B. 2124 BLAINE AVE,
50 FT X 128 FT
DUNDEE PL ADDITION
LOT 8

Lot 8 of DUNDEE PLACE and in Block 2124 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the North line of Blaine Avenue, 60.00 feet wide, at its intersection with the West line of said Lot 8; thence Northwardly along the West line of said Lot 8 a distance of 128.00 feet to a point in the South line of an alley 15.00 feet wide; thence Eastwardly along the South line of said alley a distance of 50.00 feet to a point, said point being at the intersection of the East line of said Lot 8; thence Southwardly along the East line of said Lot 8 a distance of 128.00 feet to a point in the North line of said Blaine Avenue; thence Westwardly along the North line of said Blaine Avenue a distance of 50.00 feet to the point of beginning.

2. 3671 BLAINE AVENUE

PARCEL # 2124-9-390.000
C.B. 2124 BLAINE AVE,
25 FT X 128 FT
DUNDEE PL ADDITION
LOT E-3

The Eastern ½ of Lot 3 of DUNDEE PLACE and in Block 2124 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the North line of Blaine Avenue, 60.00 feet wide, at its intersection with the East line of said Lot 3, thence Northwardly along the East line of said Lot 3 a distance of 128.00 feet to a point in the South line of an alley 15.00 feet wide; thence Westwardly along the South line of said alley a distance of 25.00 feet to a point; thence Southwardly along a line parallel with the East line of said Lot 3 a distance of 128.00 feet to a point in the North line of said Blaine Avenue; thence Eastwardly along the North line of said Blaine Avenue a distance of 25.00 feet to the point of beginning.

3. 3824 BLAINE AVENUE

PARCEL # 2126-9-070.000
C.B. 2126 BLAINE AVE
37 FT 65 IN X 128 FT
DUNDEE PL ADDITION
LOT W-19 E-20

The West 12.50 feet of Lot 19 and the East 25.00 feet of Lot 20 of DUNDEE PLACE, and in Block 2126 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the South line of Blaine Avenue, 60.00 feet wide, at its intersection with the East line of said Lot 19; thence Westwardly along the South line of said Blaine Avenue a distance of 37.50 feet to the True Point of Beginning; thence continuing Westwardly along the South line of said Blaine Avenue a distance of 37.50 feet to a point; thence Southwardly along a line parallel with the East line of said Lot 19 a distance of 128.00 feet to a point in the North line of an alley 15.00 feet wide; thence Eastwardly along the North line of said alley a distance of 37.50 feet to a point; thence Northwardly along a parallel with the East line of said Lot 19 a distance of 128.00 feet to the True Point of Beginning.

4. 3836 BLAINE AVENUE

PARCEL # 2126-9-030.000

C.B. 2126 BLAINE AVE

50 FT X 128FT

DUNDEE PL ADDITION

LOT 22

Lot 22 of DUNDEE PLACE and in Block 2126 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the South line of Blaine Avenue 60.00 feet wide at its intersection with the East line of said Lot 22; thence Southwardly along the East line of said Lot 22 a distance of 128.00 feet to the North line of an alley 15.00 feet wide; thence Westwardly along said North line of the alley a distance of 50.00 feet to the West line of said Lot 22; thence Northwardly along said West line of Lot 22 a distance of 128.00 feet to the South line of Blaine Avenue' thence Eastwardly along the South line of Blaine Avenue a distance of 50.00 feet to the true point of beginning.

5. 3842 BLAINE AVENUE

PARCEL # 2126-9-020.000

C.B. 2126 BLAINE AVE

50 FT X 128 FT

DUNDEE PL ADDN

LOT 23

Lot 23 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the South line of Blaine Avenue (60.00 feet wide) at its intersection with the East line of said Lot 23, thence Southwardly along the East line of said Lot 23 a distance of 128.00 feet to the North line of an alley (15.00 feet wide), thence Westwardly along the North line of said alley a distance of 50.00 feet to a point on the West line of said Lot 23, thence Northwardly along the West line of said Lot 23 a distance of 128.00 feet to the South line of

Blaine Avenue, thence Eastwardly along the South line of Blaine Avenue a distance of 50.00 feet to the point of beginning.

6. 3671 FOLSOM AVENUE

PARCEL # 2125-9-350.000

C.B. FOLSOM AVE

40 FT X 158 FT

DUNDEE PL ADDITION

LOT E-3 W-4 & PT OF VAC ALLEY

Parts of Lots 3 and 4 of DUNDEE PLACE in City Block 2125 of The City of St. Louis and described as follows:

Beginning at a point in the North line of Folsom Avenue (60.00 feet wide) distance 10 feet East of the West line of said Lot 4, thence Northwardly and parallel to the West line of said Lot 4 a distance of 128.00 feet to the South line of an alley 15.00 feet wide, thence Westwardly along the South line of said alley a distance of 40.00 feet, thence Southwardly and parallel thence Eastwardly along the North line of Folsom Avenue a distance of 40.00 feet to the point of beginning. Together with the South 7.5 feet of former East and West alley, 15 feet wide, adjoining said parcel on the North and the North 30 feet of former Folsom Avenue (60 feet wide) adjoining said parcel on the South, as vacated by Ordinance No. 64024, a copy of which is recorded in Book 1359M, Page 1518 of the St. Louis City Records.

7. 3675 FOLSOM AVENUE

PARCEL # 2125-9-360.000

C.B. 2125 PARK AVE

40 FT X 158 FT

DUNDEE PL ADDITION

LOT E-2 W-3 & PT OF VAC ALLEY

Part of Lots 2 and 3 of DUNDEE PLACE in Block 2125 of The City of St. Louis, and described as follows:

Beginning at a point in the North line of Folsom Avenue (60.00 feet wide) distance 20.00 feet West of the East line of said Lot 2, thence Northwardly and parallel to the East line of said Lot 2, a distance of 128.00 feet to the South line of an alley (15.00 feet wide), thence Eastwardly along said alley line a distance of 40.00 feet to a point being 20.00 feet East of the West line of said Lot 3, thence Southwardly and parallel to the West line of said Lot 3, a distance of 128.00 feet to the North line of Folsom Avenue, thence Westwardly along the North line of Folsom Avenue a distance of 40.00 feet to the point of beginning. Together with the South 7.5 feet of former East and West alley, 15 feet wide, adjoining said parcel on the North and the North 30 feet of former Folsom Avenue (60 feet wide) adjoining said parcel on the South, as vacated by Ordinance No. 64024, a copy of which is recorded in Book 1359M, Page 1518 of the St. Louis City Records.

8. 3810 FOLSOM AVENUE

PARCEL # 4956-9-200.000

C.B. 4956 FOLSOM AVE

50 FT X 128 FT

DUNDEE PL ADDITION

LOT 17

Lot 17 of DUNDEE and in Block 4956 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the South line of Folsom Avenue (60.00 feet wide) at its intersection with the West line of said Lot 17, thence Southwardly along the West line of said Lot 17 a distance of 128.00 feet to the North line of an alley (15 feet wide), thence Eastwardly along said North line a distance of 50.00 feet to a point on the East line of said Lot 17, thence Northwardly along the East line of said Lot 17 a distance of 128.00 feet to the South line of Folsom Avenue, thence Westwardly along the South line of Folsom Avenue, a distance of 50.00 feet to the point of beginning.

9. 3817 FOLSOM AVENUE

PARCEL # 4957-9-130.000

C.B. 4957 FOLSOM AVE

40 FT X 128 FT

DUNDEE PL ADDITION

LOT W-11

The Western 40.00 feet of Lot 11 in DUNDEE PLACE in Block 4957 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of Folsom Avenue (60.00 feet wide) at its intersection with the West line of said Lot 11, thence Northwardly along the West line of said Lot 11 a distance of 128.00 feet to the South line of an alley, thence Eastwardly along said South line a distance of 40.00 feet to a point, thence Southwardly and parallel to the West line of Lot 11 a distance of 128.00 feet to the North line of Folsom Avenue, thence Westwardly along the North line of Folsom Avenue a distance of 40.00 feet to the point of beginning.

10. 3827 FOLSOM AVENUE

PARCEL # 4957-9-150.000

C.B. 4957 FOLSOM AVE

50 FT X 128 FT

DUNDEE PL ADDITION

LOT 9

Lot 9 of DUNDEE PLACE in Block 4957 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point on the North line of Folsom Avenue (60.00 feet wide) at its intersection with the West line of said Lot 9, thence Northwardly along said West line a distance of 128.00

feet to the South line of an alley (15.00 feet wide), thence Eastwardly along the South line of said alley a distance of 50.00 feet to the East line of said lot 9, thence Southwardly along the East line of said Lot 9 a distance of 128.00 feet to the North line of Folsom Avenue, thence Westwardly along the North line of Folsom Avenue a distance of 50.00 feet to the point of beginning.

11. 3836 FOLSOM AVENUE

PARCEL # 4956-9-120.000

C.B. 4956 FOLSOM AVE

25 FT X 128 FT

DUNDEE PL ADDITION

LOT E-22

The East ½ lot of Lot 22 DUNDEE PLACE in Block 4956 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the South line of Folsom Avenue (60.00 feet wide) at its intersection with the East line of said Lot 22; thence Southwardly along said East line a distance of 128.00 feet to the North line of a 15.00 foot wide alley; thence Westwardly along said alley line a distance of 25.00 feet to a point; thence Northwardly and parallel to the East line of said Lot 22, a distance of 128.00 feet to the South line of Folsom Avenue; thence Eastwardly along said South line a distance of 25.00 feet to the point of beginning.

12. 3624 MCREE AVENUE

PARCEL # 2122-9-085.000

C.B. 2122-N MCREE AVE

32 FT X 143 FT 2 IN

SHAW LAFAYETTE ADDITION

BD E-242 FT W OF GRAND

A Lot in Block 2122 North of the City of St. Louis, Missouri, and described as follows:

Beginning at a point in the South line of McRee Avenue (60.00 feet wide) distance 242.00 feet West of the West line of Grand Boulevard (80.00 feet wide), thence Southwardly and parallel to the West line of Grand Boulevard a distance of 140.42 feet to the North line of an alley (15.00 feet wide), thence Westwardly along the North line of said alley a distance of 32.00 feet, thence Northwardly and parallel to the West line of Grand Boulevard a distance of 140.42 feet to the South line of McRee Avenue. Thence Eastwardly along said South line a distance of 32.00 feet to the point of beginning.

13. 3638 MCREE AVENUE

PARCEL # 2122-9-065.000

C.B. 2122 N MCREE AVE

30 FT/36 FT X 140 FT 5 IN/1, 2-1/2 IN

PRAIRIE DES MOYES ADDITION

BND E-370 FT W OF GRAND

A Lot in Block 2122-N of The City of St. Louis, Missouri, and more particularly described as follows:

Beginning at a point being the intersection of the South line of McRee Avenue 60 feet wide and the West line of Grand Boulevard 80 feet wide; thence along the South line of said McRee Avenue Westwardly a distance of 370.00 feet to the True Point of Beginning; thence at a 90 degree angle from the South line of McRee Avenue Southwardly a distance of 140.42 feet to the North line of an alley 15.00 feet wide; thence along the North line of said alley Westwardly a distance of 36.00 feet; thence Northwardly a distance of 143.21 feet to the South line of said McRee Avenue; thence along the South line of said McRee Avenue Eastwardly a distance of 36.00 feet to the True Point of Beginning.

14. 3675 MCREE AVENUE

PARCEL # 2123-9-470.000

C.B. 2123 MCREE AVE

30 FT X 128 FT

DUNDEE PL ADDITION

LOT E-2

The Eastern 30.00 feet of Lot 2 of DUNDEE PLACE in Block 2123 of The City of St. Louis, Missouri, more particularly described as follows:

Beginning at a point in the North line of McRee Avenue, 60.00 feet wide, at its intersection of the East line of said Lot 2; thence Northwardly along the East line of said Lot 2 a distance of 128.00 feet to the South line of an alley 15.00 feet wide; thence Westwardly along the South line of said alley a distance of 30.00 feet to a point; thence Southwardly leaving said South line of the alley along a line parallel with the East line of said Lot 2 a distance of 128.00 feet to a point in the North line of said McRee Avenue; thence Eastwardly along the North line of said McRee Avenue a distance of 30.00 feet to the point of beginning.

15. 3680 MCREE AVENUE

PARCEL # 2122-9-005.000

C.B. 2122-N MCREE AVE

42.94 FT X 140.42 FT

SHAW LAFAYETTE AV ADDITION

BLK 1 BD W-SPRING AVE

A Lot in Block 2122-N of The City of St. Louis, Missouri, being the Western Lot of SPRING GARDENS, a subdivision of the City of St. Louis, according to a recorded plat thereof in Plat Book 45 Page 16, being more particularly described as follows:

Beginning at the intersection of the South line of McRee Avenue 60.00 feet wide and the East line of Spring Avenue 50.00 feet wide; thence Southwardly along the East line of said Spring Avenue a distance of 140.42 feet to a point, said point being the intersection of the East line of said Spring Avenue and the North line of an alley 15.00 feet wide; thence Eastwardly along the

North line of said alley a distance of 42.94 feet to a point; thence Northwardly along a line parallel with the East line of said Spring Avenue a distance of 140.42 feet to a point in the South line of said McRee Avenue; thence Westwardly along the South line of said McRee Avenue a distance of 42.94 feet to the point of beginning.

16. 3821 MCREE AVENUE

PARCEL # 2126-9-230.000

C.B. 2126 MCREE AVE

25 FT X 128 FT

DUNDEE PL ADDITION

LOT E-10

The Eastern 25.00 feet of Lot 10 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of McRee Avenue (60.00 feet wide) at its intersection with the East line of said Lot 10, thence Westwardly along the North line of said McRee Avenue a distance of 25.00 feet, thence Northwardly and parallel to the East line of said Lot 10 a distance of 128.00 feet to the South line of an alley, thence Eastwardly along the South line of said alley a distance of 25.00 feet to the East line of said Lot 10, thence Southwardly along said East line a distance of 128.00 feet to the point of beginning.

17. 3825 MCREE AVENUE

PARCEL # 2126-9-250.000

C.B. 2126 MCREE AVE

25 FT X 128 FT

DUNDEE PL ADDITION

LOT E-9

The Eastern ½ of Lot 9 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of McRee Avenue (60.00 feet wide) at its intersection with the East line of said Lot 9, thence Westwardly along the North line of McRee Avenue a distance of 25.00 feet, thence Northwardly and parallel to the East line of said Lot 9 a distance of 128.00 feet to the South line of an alley (15.00 feet wide), thence Eastwardly along said South line a distance of 25.00 feet to the East line of said Lot 9, thence Southwardly along said East line a distance of 128.00 feet to the point of beginning.

18. 3837 MCREE AVENUE

PARCEL # 2126-9-290.000

C.B. 2126 MCREE AVE

25 FT X 128 FT

DUNDEE PL ADDITION

LOT E-7

The Eastern 25.00 feet of Lot 7 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of McRee Avenue (60.00 feet wide) at its intersection with the East line of said Lot 7, thence Westwardly along the North line of McRee Avenue a distance of 25.00 feet to a point, thence Northwardly and parallel to the East line of said Lot 7 a distance of 128.00 feet to the South line of an alley (15.00 feet wide), thence Eastwardly along said South alley line a distance of 25.00 feet to the East line of said Lot 7 a distance of 128.00 feet to the point of beginning.

19. 3840 MCREE AVENUE

PARCEL # 5437-9-090.000

C.B. 5437 MCREE AVE

40 FT X 138 FT

SHAW LAFAYETTE ADDITION

LOT 13 E-14

Lot 13 and the Eastern 10.00 feet of Lot 14 of SHAW'S LAFAYETTE AVENUE ADDITION and in Block 5437 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point in the South line of McRee Avenue, 60.00 feet wide, at its intersection with the East line of said Lot 13; thence Southwardly along said East line of Lot 13 a distance of 138.66 feet to a point in the North line of an alley 15.00 feet wide; thence Westwardly along the North line of said alley a distance of 40.00 feet to a point; thence Northwardly along a line parallel with the said East line of Lot 13 a distance of 138.48 feet to a point in the South line of said McRee Avenue; thence Eastwardly along the South line of said McRee Avenue a distance of 40.00 feet to the point of beginning.

20. 3844 MCREE AVENUE

PARCEL # 5437-9-080.000

C.B. 5437 MCREE AVE

20 FT X 138 FT 5-3/4 IN

SHAW LAFAYETTE ADDITION

LOT W-14

The Western 20.00 feet of Lot 14 and the Eastern 20.00 feet of Lot 15 of SHAW'S LAFAYETTE AVENUE ADDITION and in Block 5437 of The City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at the intersection of the West line of said Lot 15 and the South line of McRee Avenue 60.00 feet wide; thence Eastwardly along the South line of said McRee Avenue a distance of 10.00 feet to the True Point of Beginning; thence continuing Eastwardly along the South line of said McRee Avenue a distance of 40.00 feet to a point; thence Southwardly along a line parallel with the West line of said Lot 15 a distance of 138.48 feet to a point in the North line of an alley 15.00 feet wide; thence Westwardly along the North line of said alley a distance of 40.00 feet;

thence Northwardly along a line parallel with the West line of said Lot 15 a distance of 138.33 feet to the True Point of Beginning.

21. 3857 MCREE AVENUE

PARCEL # 2126-9-370.000

C.B. 2126 MCREE AVE

39 FT 9 IN X 128 FT

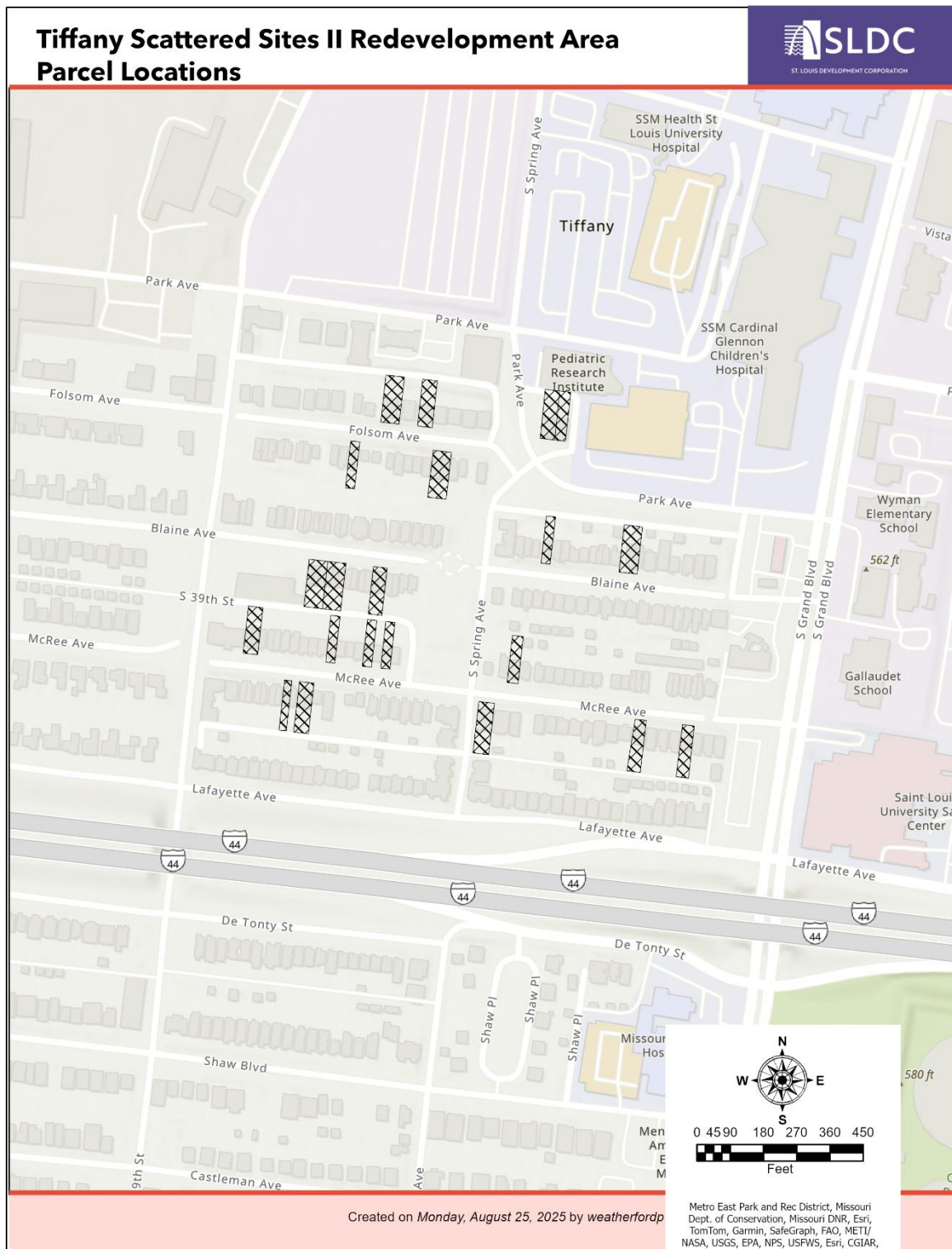
DUNDEE PL ADDITION

LOT W-3

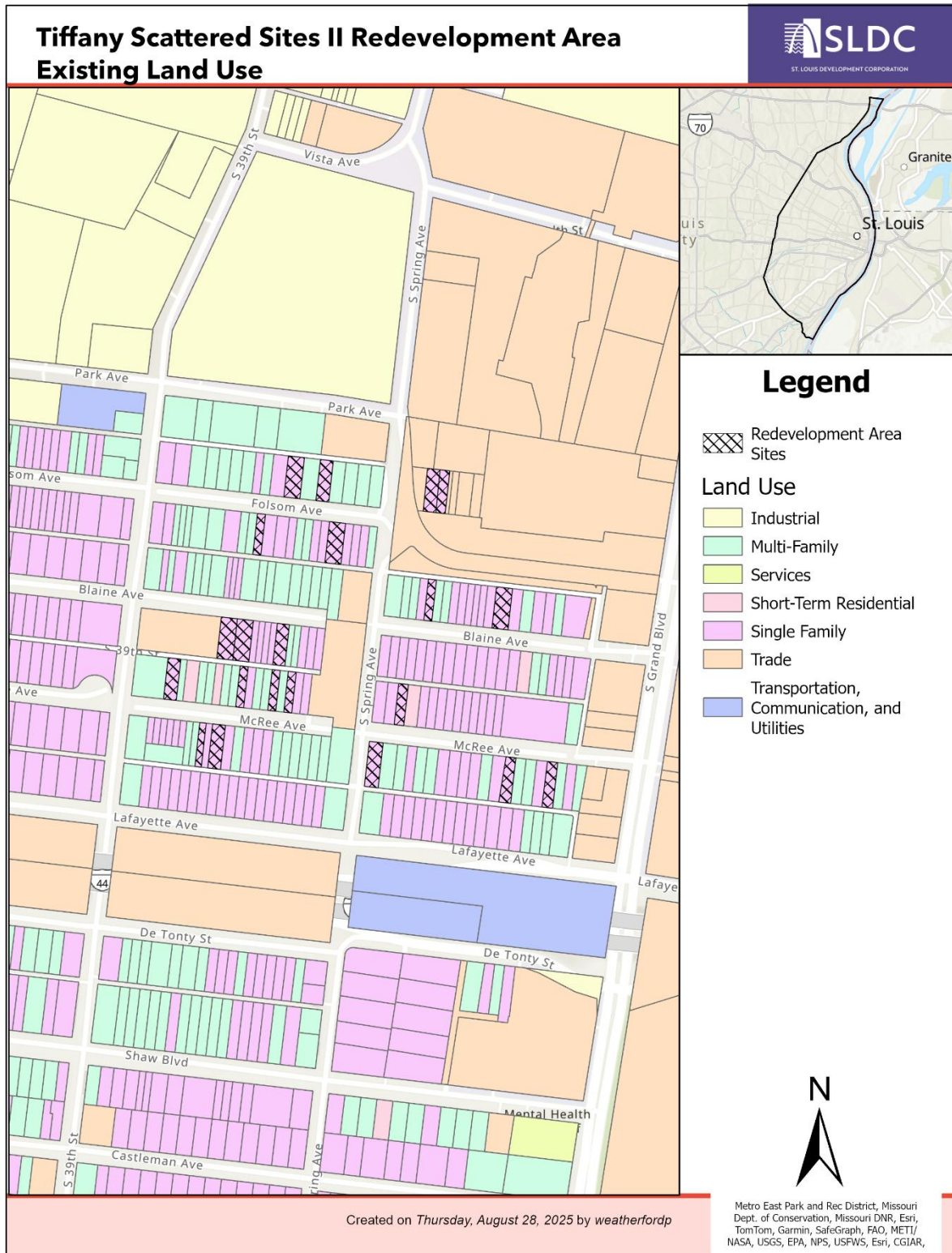
Part of Lot 3 of DUNDEE PLACE in Block 2126 of The City of St. Louis, Missouri, and described as follows:

Beginning at a point in the North line of McRee Avenue, 60.00 feet wide, at its intersection with the West line of said Lot 3; thence Northwardly along the West line of said Lot 3 a distance of 125.00 feet to a point in the South line of an alley 15.00 feet wide; thence Eastwardly along the South line of said alley a distance of 39.75 feet; thence Southwardly and parallel to the West line of said Lot 3 a distance of 125.00 feet to the North line of McRee Avenue; thence Westwardly along the North line of McRee Avenue a distance of 39.75 feet to the True Point of Beginning.

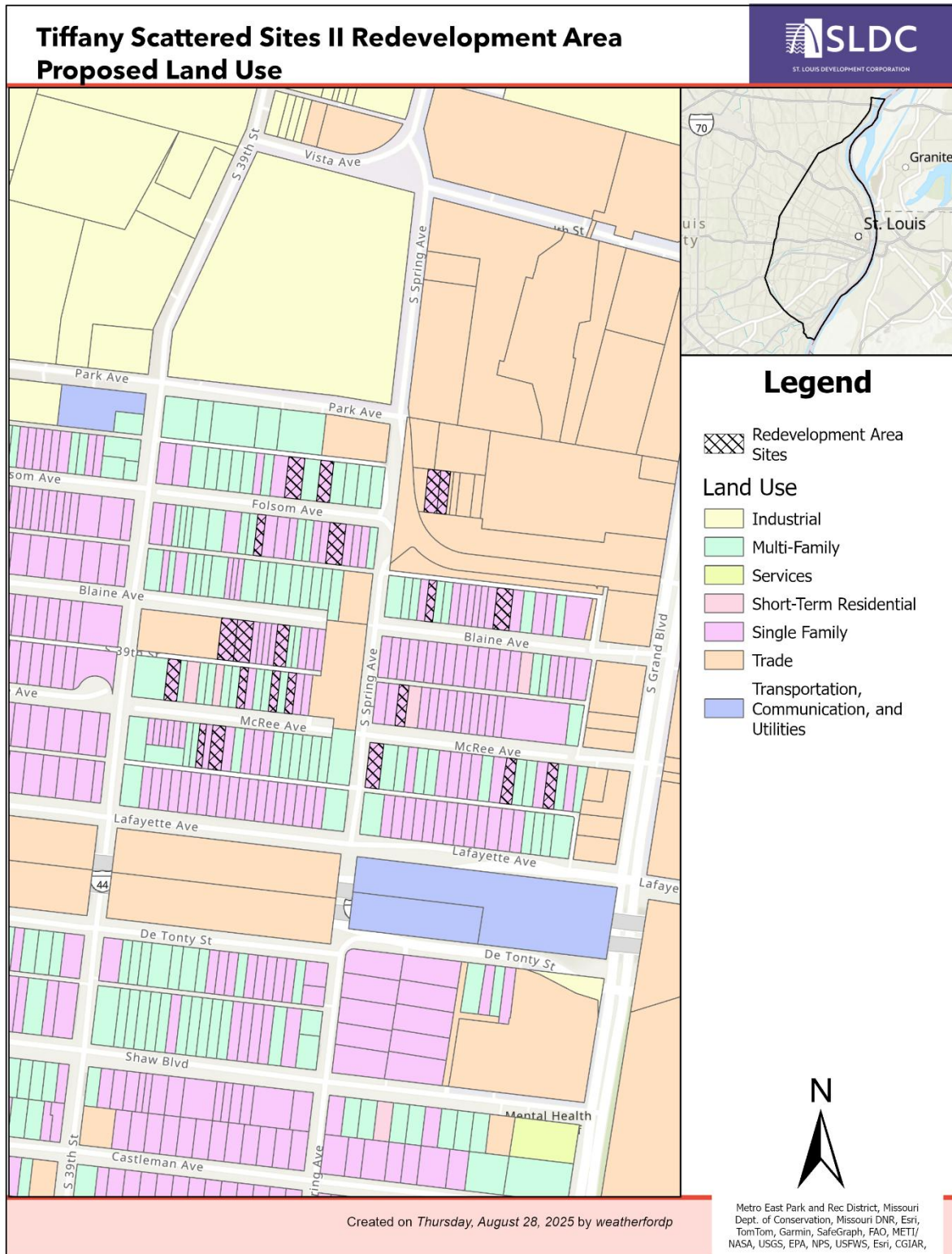
PROJECT AREA – SITE MAP



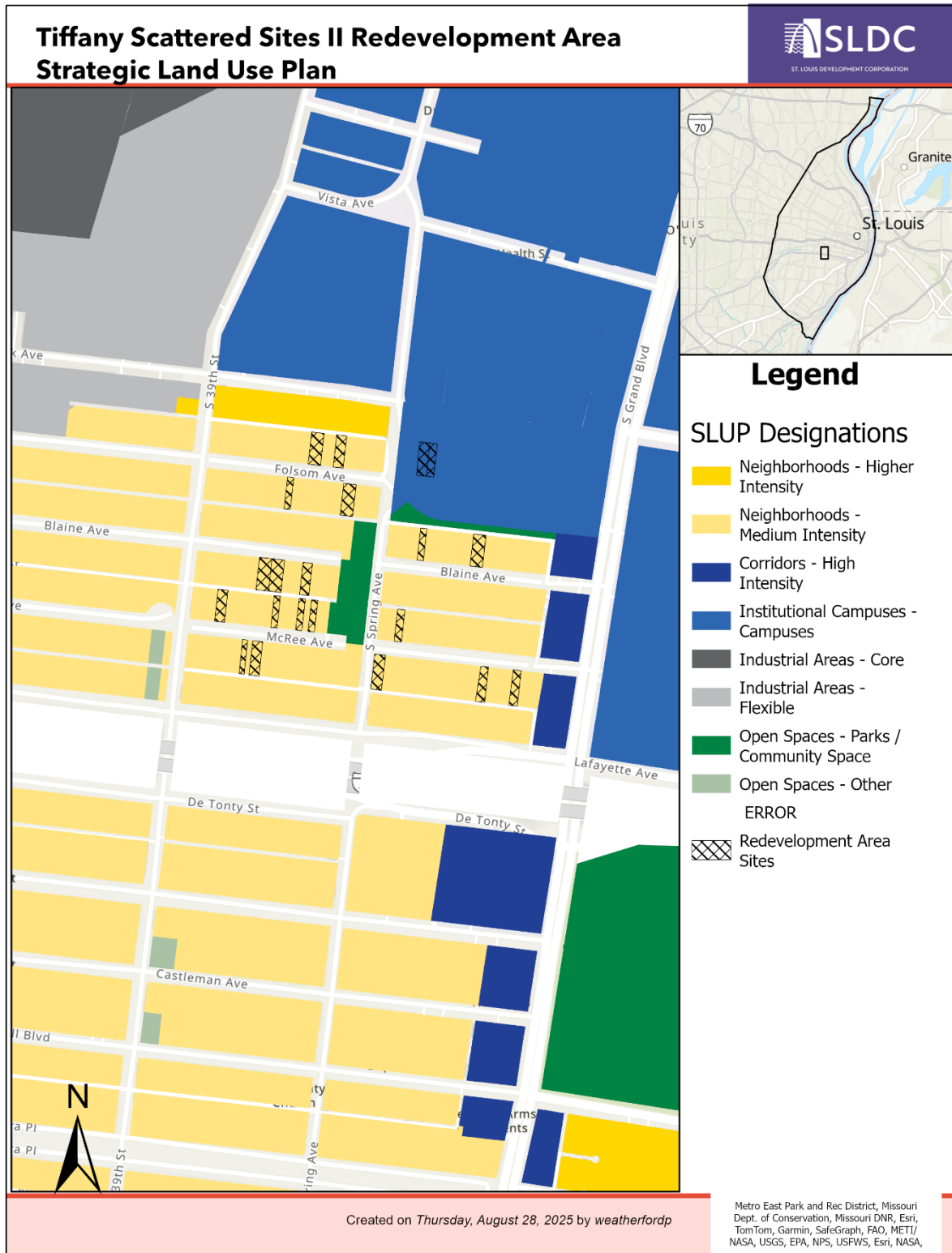
PROJECT AREA – EXISTING LAND USE



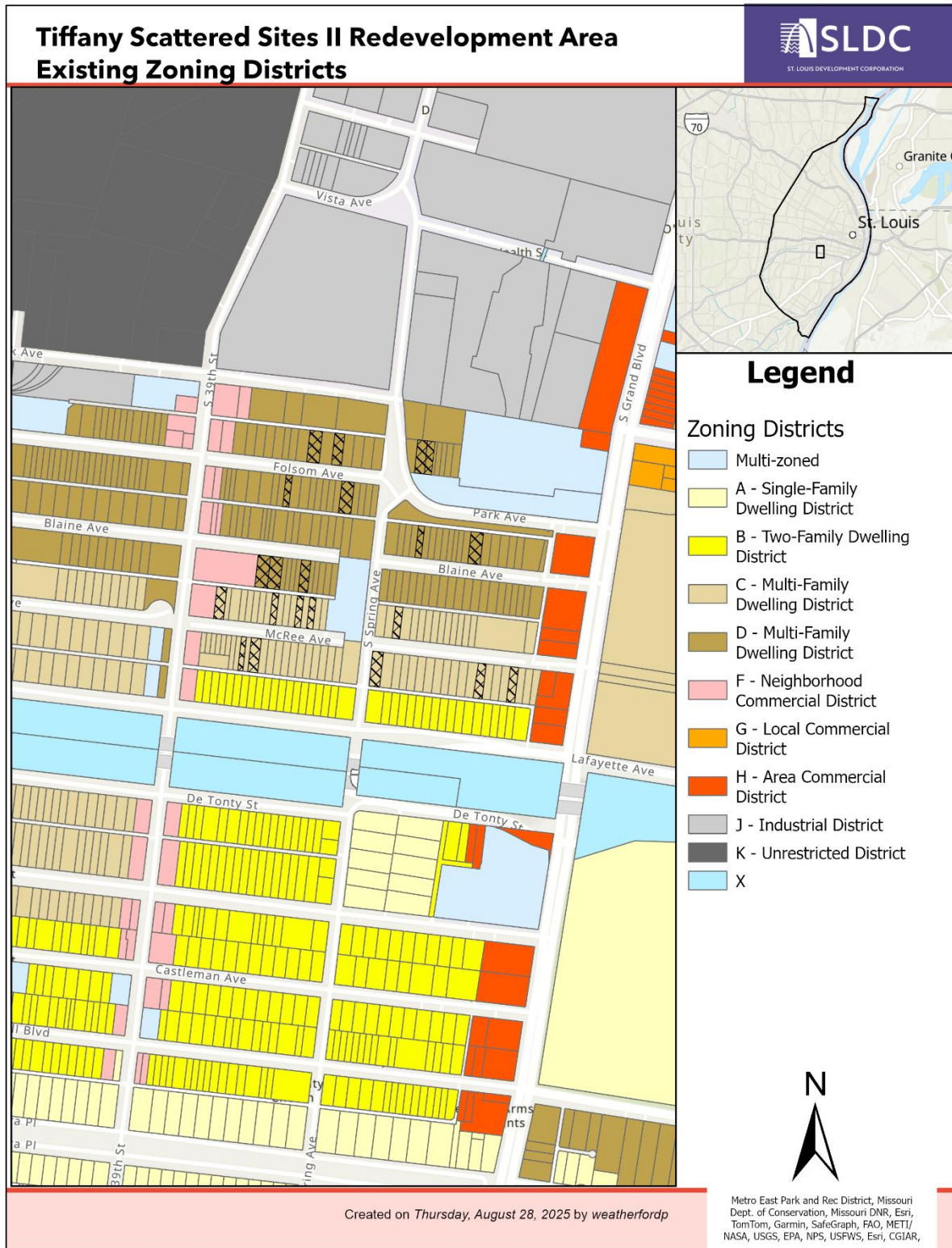
PROJECT AREA – PROPOSED LAND USE



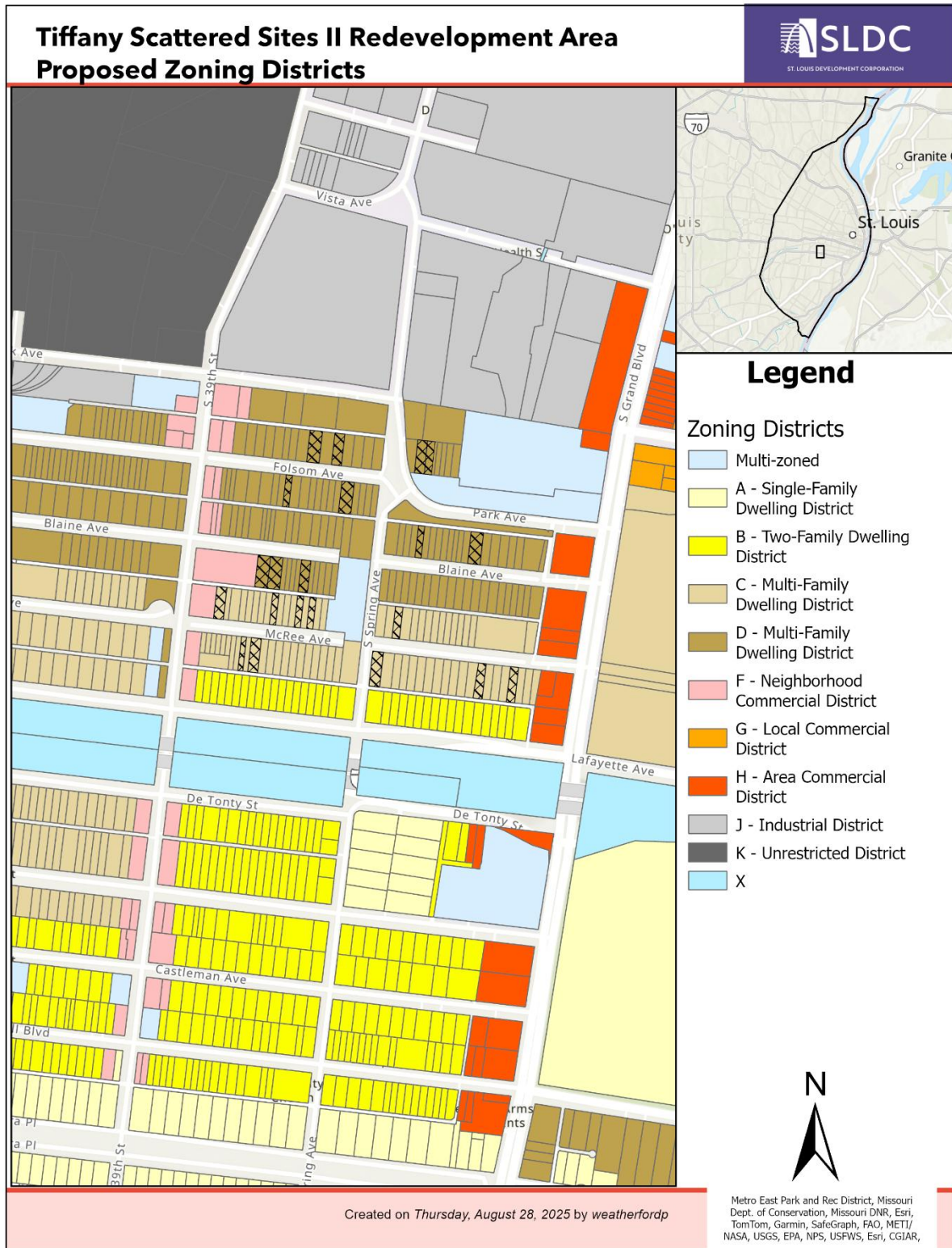
PROJECT AREA – SLUP DESIGNATION



PROJECT AREA – EXISTING ZONING



PROJECT AREA – PROPOSED ZONING



EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state, and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations, or these guidelines.

The Redeveloper(s) shall fully comply with Ordinance Nos. 64927, 70767, and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinance apply to the Project.

The Redeveloper(s) agree(s) for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interest may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by “anchor tenants”) with the provisions of St. Louis City Ordinance No. 60275 (First Source Jobs Policy) which is codified in Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

BLIGHTING REPORT

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including, unsanitary and unsafe conditions, deterioration or inadequate site improvements, and conditions which endanger life or property by fire or other causes. The Area is comprised of both occupied and unoccupied residential structures.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents, and the taxing districts that depend upon it as a source of revenue to provide necessary public services. The physical and economic condition of the property in the Area endangers the health, safety, and general welfare of the public. Therefore, the Area qualifies as a “Blighted Area” as defined in §99.320.3 and §353.020.2 of the Revised Statutes of the Missouri, as amended.

The chart below and the subsequent photographs of site conditions of the Area serve as documentary evidence of the presence of blight within the Area.

Considerations of Blight	Yes	No
Does the Subject Area have insanitary or unsafe conditions? If yes, explain.	X	
Several of the properties in the Area are vacant largely due to deferred maintenance leading to unsafe and unsanitary conditions. Multiple units have extensive water damage from leaks in the roof and/or windows. See include photos.		
Does the Subject Area have deterioration of site conditions? If yes, explain.	X	
Site conditions in the Area have deteriorated to such a degree that several of the structures are experiencing vacancy. See included photos.		
Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain.		X
Does the Subject Area diminish the provision of housing accommodation in its current condition? If yes, explain.	X	
The Area diminishes the provision of housing accommodation in its current condition. Several of the structures have been vacated.		
Does the Subject Area constitute an economic liability? If yes, explain.	X	
Deteriorating site conditions in the Area have led to diminished property values and unproductive use of land.		
Does the Subject Area constitute a social liability? If yes, explain.	X	
Site conditions leading to increased vacancy constitute a social liability in the Area. The properties in the Area are intended to be developed with affordable housing, allowing for economically disadvantaged households to locate with a neighborhood that experiences overall stability and vibrancy. The site conditions in the Area detract from the vibrancy and stability of the Tiffany neighborhood and reduce the opportunity for economically disadvantaged households from locating there.		
Is the Subject Area detrimental to public health, safety, and general welfare because of the dilapidation, deterioration, age, or obsolescence of its structures? If yes, explain.	X	
The Area is detrimental to the public health, safety, and general welfare because of the existing conditions of its structures. The deterioration cause by deferred maintenance and water damage		

has led to an increasing amount of vacancy of the properties in the Area which has a negative impact on the economic and social viability of the Area and the surrounding neighborhood.		
Is the Subject Area detrimental to public health, safety, and general welfare because of a lack of air sanitation and/or open space? If yes, explain.		X
Is the Subject Area detrimental to public health, safety, and general welfare because of overcrowding of buildings or land? If yes, explain.		X



164. Building No. 17 – View of organic growth and mechanical closet in 3825 McRee Avenue.



165. Building No. 17 – View of damaged concrete topping in 3825 McRee Avenue.



166. Building No. 17 – View of 3825 McRee Avenue bathroom.



187. Building No. 21 – View of bowed brick wall at the north side of the building.



188. Building No. 21 – View of damaged wood stairs.



189. Building No. 21 – View of deteriorated paint at porch.



176. Building No. 19 – View of evidence of leak in 3840 McRee Avenue.



177. Building No. 19 – View of moisture damaged wood joists and decking at 3840 McRee Avenue.



174. Building No. 19 – View of deteriorated soffit.



169. Building No. 18 – View of damaged flooring in 3837A McRee Avenue bedroom.



170. Building No. 18 – View of damaged finishes and door hardware, as well as organic growth in 3837A McRee Avenue.



184. Building No. 20 – View of fire damaged wood joists and decking at 3844 McRee Avenue.



178. Building No. 19 – View of evidence of leak in 3840 McRee Avenue.



190. Building No. 22 – View of evidence of moisture intrusion at the roof of 3857 McRee Avenue.



191. Building No. 22 – View of 3857 McRee Avenue ceiling with evidence of moisture intrusion.

SUSTAINABILITY REPORT

One of the primary objectives of the *City of St. Louis Sustainability Plan* (2013) is to “use the City’s limited resources in efficient and innovative ways, and foster revitalization to promote a vibrant, attractive, prosperous and healthy community for present and future generations. To that end, it is the intention of the LCRA of the City of St. Louis to support economic development efforts that furthers the sustainability goals of the City. The following chart represents the ways in which the objectives of this Redevelopment Plan align with selected Functional Categories and Objective of the *City of St. Louis Sustainability Plan*.

I. URBAN CHARACTER, VITALITY AND ECOLOGY		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Objective A: Support Designated Districts that Focus on Job Creation and Economic Prosperity</i>				
A1	Reinforce the City’s Central Corridor as the dynamic heart of the region.			X
A3	Develop designated areas via incentives for green and technical industries.			X
A4	Increase riverfront development and provide safe public access and associated recreational activity.			X
A5	Provide development incentives to encourage transit-oriented development.			X
<i>Objective B: Develop Healthy, Compact, Transit Served Smart Neighborhoods</i>				
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets.		X	
B2	Update local street design standards and implement the Complete Streets Ordinance.			X
B3	Create Citywide and multiple neighborhood-scale mobility plans.			X
B4	Discourage development that reduces transit, bike, and pedestrian activity.		X	
<i>Objective C: Strengthen Use, Access, and Programming of Civic Amenities, Public Spaces, and Streets</i>				
C1	Design public spaces and neighborhood streets as gathering spaces for people.			X
C5	Maintain public spaces and neighborhood streets.			X
<i>Objective D: Support and Increase the City’s Greenspace, Including its Existing Park System and Urban Tree Canopy</i>				
D7	Expand the City’s urban tree canopy.	X		
<i>Objective E: Promote Urban Conservation and Revitalization of the City’s Unique Biodiversity and Natural Resources</i>				
E1	Celebrate and increase activity along the Mississippi Riverfront.			X
E2	Remove/change infrastructure to improve riverfront access.			X
<i>Objective F: Preserve the City’s Historically and Architecturally Significant Districts, Buildings, Landmarks, and Landscapes</i>				

F1	Preserve and reuse buildings as a means of achieving sustainability.	X		
F2	Continue to integrate preservation into the planning and building approval process.	X		
F4	Protect historic residential and commercial properties vulnerable to foreclosure, tax forfeiture, or demolition.	X		
F5	Promote the redevelopment of historic homes and commercial properties.	X		
<i>Objective G: Increase Access to Affordable Housing in Neighborhoods with Access to Transit and Amenities</i>				
G1	Develop affordable housing in concert with long-range transit and economic development planning.	X		
G2	Encourage mixed income/use affordable housing in high amenity neighborhoods.	X		
G4	Integrate low-income housing into market-rate and mixed-use developments.		X	
G6	Experiment with new ways to raise funds and create partnerships to build sustainable and affordable housing.	X		
G8	Offer housing that is energy efficient and environmentally sustainable.	X		
<i>Objective H: Encourage Creative, Smart, and Sustainable Uses for Under-Utilized Land and Buildings</i>				
H4	Continue to remove site contamination and promote brownfields redevelopment.	X		
<i>Objective I: Build a Vibrant, Community-Based Urban Agriculture Industry</i>				
I4	Ensure urban agriculture is a profitable, viable enterprise.			X
<i>Objective J: Facilitate Place-Based, Integrated Sustainability Planning</i>				
J4	Preserve neighborhood residential areas, and commercial and mixed uses on corners and major urban corridors.	X		
J5	Increase the effectiveness of major commercial corridors.			X
J6	Develop codes for transit-oriented development districts.			X
II. ARTS, CULTURE AND INNOVATION		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Objective A: Utilize the Arts, Culture, Design, Creative, and Innovation Industries for Economic and Community Development</i>				
A4	Encourage the development of affordable artist housing, studios and venues.			X
A5	Diversify the City's range of arts, creative, and innovation industries.			X
<i>Objective C: Develop Multi-Use, Transit Accessible Arts and Cultural Districts</i>				
C2	Facilitate development of arts, culture, and innovation TODs.			X
C5	Target developing arts and cultural districts for streetscape and public space improvements.			X

Exhibit J-2

<i>Objective E: Encourage Public Art and Design that Builds Vibrancy and Identity</i>				
E1	Use distinctive public art, architecture, landscape, and streetscape to build City and neighborhood identity.			X
<i>Objective F: Promote and Develop Arts, Cultural, and Innovation Facilities, Resources, and Events</i>				
F1	Revitalize existing, and develop new, arts and cultural facilities.			X
III. EMPOWERMENT, DIVERSITY AND EQUITY		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Objective E: Reduce Homelessness, and Support Low Income Families and the Unemployed</i>				
E4	Expand the capacity to create additional affordable housing units.	X		
E5	Create pathways for qualified low-income families to become homeowners.			X
<i>Objective F: Ensure Equal Access to Amenities, Business Opportunities, Transportation, and Safe and Healthy Neighborhoods</i>				
F1	Address blighting and environmental health hazards.	X		
F6	Ensure the application of universal design and accessibility codes.	X		
IV. HEALTH, WELL-BEING, AND SAFETY		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Objective A: Advance Positive Behavior, Nonviolent Conflict Resolution, and Crime Prevention</i>				
A5	Plan and design buildings, spaces, and environments for safety.	X		
<i>Objective B: Reduce Toxins in the Environment</i>				
B5	Reduce exposures of lead-based paint poisoning and remediate lead-based paint hazards.	X		
<i>Objective C: Increase Access to Healthy, Local Food, and Nutritional Information</i>				
C1	Eliminate food deserts and improve access to fresh produce.			X
C3	Support urban agriculture opportunities in the City.			X
<i>Objective D: Encourage Physical Activity, Fitness, and Recreation</i>				
D4	Design buildings to encourage physical activity.			X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Objective A: Facilitate Affordable, Efficient, Convenient, Accessible Safe, and Healthy Transport of People and Goods</i>				
A1	Advance the City of St. Louis as a transportation hub.			X
A2	Encourage transit-oriented development.		X	
<i>Objective E: Manage Stormwater and Wastewater to Protect and Enhance Property and Natural Space</i>				
E3	Use pilot projects to explore ways to achieve net zero stormwater discharge.			X
<i>Objective G: Advance Health and Resource Efficiency in Buildings</i>				

G2	Strive for the highest levels of energy efficiency and maximize the deployment of clean energy solutions in buildings.	X		
G3	Ensure building and site development integrates with natural site ecology.	X		
G4	Advance the use of high efficiency building related water systems and technologies.	X		
G5	Encourage re-use of materials and divert waste from landfills.	X		
G6	Provide healthy interior environments in commercial and public buildings.			X
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Objective B: Market the City's Assets and Special Competencies</i>				
B1	Increase the inventory and availability of business and industrial real estate through environmental cleanup and land assembly.			X
B2	Encourage small scale redevelopment with economic incentives.	X		
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water, and recreation resource.			X
<i>Objective C: Nurture Innovation in Business, Government, and Philanthropy</i>				
C3	Focus on small and local businesses as a key part of the City economy.			X
C4	Reuse existing buildings for inexpensive incubation of entrepreneurial ideas.			X
<i>Objective D: Maximize Economic Productivity by Enhancing Neighborhood Quality of Life</i>				
D1	Pursue transit-oriented development at MetroLink stations and major bus nodes to encourage more walking and fewer carbon emissions.			X
D5	Market and encourage living within the City of St. Louis for recent college graduates.			X
<i>Objective E: Redevelop Real Estate Using Sustainability Practices</i>				
E3	Promote flexible development approaches by developers, landowners, and business firms.	X		
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate appropriate market support and localized leadership.			X
<i>Objective G: Strategically Invest in Forward-Thinking Ideas</i>				
G3	Foster innovation.			X

Exhibit J-4

FISCAL NOTE
BOARD BILL NUMBER 47

Preparer's Name Zachary Wilson

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

Bill Sponsors Alderwoman Sonnier

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Tiffany Scattered Sites II Redevelopment Area. The project consists of the renovation of 21 buildings in the Tiffany Neighborhood. The prospective redeveloper is producing 60 affordable units ranging from 1-3 bedrooms, at the cost of \$15.4 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. The financial model concludes that the project supports fifteen (15) years of tax abatement (10 years based on 90% of the assessed value of the incremental improvements and followed by 5 years based on 50% of the assessed value of the incremental improvements). The attached revenue projection tables are provided as supporting documentation illustrating the projected fiscal impacts associated with the proposed redevelopment and authorized tax abatement.
Type of Impact:	Future property tax revenue impacts associated with the authorized tax abatement
Agencies Affected:	Land Clearance for Redevelopment Authority (LCRA), Assessor, Collector of Revenue.

SECTION A

Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___Yes ___X___No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___Yes ___X___No.

- A commitment of city funding in the future under certain specified conditions? _____Yes __X__No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? _____Yes __X__No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? _____Yes __X__No.
- A capital improvement project that increases operating costs over the current adopted city budget? _____Yes __X__No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? _____Yes __X__No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? _____Yes __X__No.
 - If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? _____Yes X__No.
 - If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? _____Yes X__No.
 - If yes, then is there a similar existing program or administrative subdivision? _____Yes __X__No.
 - If yes, explain the how the proposed programs or administrative subdivisions may overlap:

-
-
- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

The Board Bill does not require annual City operating, equipment, or maintenance expenditures. Redevelopment and project implementation costs are the responsibility of the designated redeveloper.

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	No	No	No
Additional Revenue	Yes	Yes	Yes
Net	Yes	Yes	Yes
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	No	No	No
Additional Revenue	Yes	Yes	Yes
Net	Yes	Yes	Yes

- Describe any assumptions used in preparing this fiscal note:

This fiscal note assumes the ordinance authorizes future real property tax abatement but does not appropriate City funds or require City operating expenditures.

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

- Board Bill
- Blighting Study and Redevelopment Plan for Tiffany Scattered Sites II
- Development Proposal Report – Tiffany Scattered Sites II
- SLDC memorandum and supporting documentation

- Have the financial estimates of this bill been verified by the City Budget Division?
____ Yes ____ No. X

- If yes, by whom? _____ .

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 235,460	\$ 374,218	\$ 531,031
Baseline Revenue (If No Project)	\$ 64,359	\$ 96,539	\$ 128,719
New Revenue to City	\$ 171,100	\$ 277,679	\$ 402,312

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School District	\$ 204,763	\$ 330,465	\$ 480,082
Baseline Revenue (If No Project)	\$ 192,970	\$ 289,455	\$ 385,940
New Revenue to School District	\$ 11,793	\$ 41,010	\$ 94,142

Revenue Impacts for Other Taxing District	10-Year	15-Year	20-Year
Net Revenue to Other Taxing Districts	\$ 69,088	\$ 111,500	\$ 161,981
Baseline Revenue (If No Project)	\$ 65,109	\$ 97,663	\$ 130,217
New Revenue to School District	\$ 3,979	\$ 13,837	\$ 31,764