

November 6, 2015

To: Affected political subdivisions listed on Exhibit A
Sent certified mail return receipt requested

Re: Notice of Public Hearing, Sunnen Station Redevelopment Area

Ladies and Gentlemen:

The City Council of the City of Maplewood, Missouri (the "City"), will hold a public hearing at 7:30 p.m. on November 24, 2015, at City Hall, 7601 Manchester Road, Maplewood, Missouri 63143. This hearing is being held pursuant to Sections 353.060 and 353.110 of the Revised Statutes of Missouri ("RSMo"), and Ordinance No. 5460 of the City (the "353 Procedural Ordinance"), to consider the proposed Sunnen Station Phase II Urban Development Plan for the Redevelopment Area ("Development Plan"). Pursuant to Section 353.110 RSMo, and the 353 Procedural Ordinance, this notice is being given not less than fifteen (15) days prior to the date set for the public hearing.

The Development Plan amends the Urban Development Plan submitted to the City on October 24, 2011 and approved by the City on December 13, 2011 by Ordinance No. 5646. The purpose of the Development Plan will be to acquire and redevelop certain real property within the City's jurisdiction to remediate existing blighted conditions. To further the redevelopment of the proposed Sunnen Station Redevelopment Area (the "Area"), the proponents of the Development Plan propose to undertake (a) the acquisition of certain real property and related rights-of-way within the Area, (b) to add additional parcels or parts of parcels to the Area which were not included in the original plan approved by the City on December 13, 2011, (c) the commencement of site preparation for the redevelopment of the Area, and (d) the construction of a mixed use project including, but not limited to, apartments, retail, automotive dealerships, and potentially service uses within the Area. The purpose of the public hearing is (1) to consider whether the proposed additional parcels (or parts of parcels) not included in the original development plan approved by the City on December 23, 2011 are themselves blighted under Chapter 353 RSMo, and (2) to consider the request of the proponents of the Development Plan for tax abatement on the Area of 100% for the first 10 years and 50% for the next 5 years after the date that tax abatement first becomes effective for each portion of the Area to be redeveloped, on a project by project basis (which is 10 years less than the maximum duration of tax abatement permitted by Chapter 353).

The Area consists of approximately 21 acres, more or less, generally bounded by Hanley Road to the West, existing commercial development to the north, the Metrolink tracks to the east and Sunnen Drive to the south, and is wholly located in the City of Maplewood, Missouri. See Exhibit B attached.

Per Chapter 353 RSMo and the 353 Procedural Ordinance, a copy of the written statement of fiscal impact of the proposed Development Plan is also enclosed and will be discussed at the public hearing. See Exhibit C attached.

All political subdivisions affected by the proposed Development Plan are invited to submit comments to the City Council prior to the date of the public hearing concerning matters that will be discussed at the public hearing, and to appear at the public hearing and provide comments. All affected political subdivisions will have the opportunity to be heard on all matters addressed in the Development Plan.

A copy of the proposed Development Plan will be available for review by any interested party between 8:30 a.m. and 5:00 p.m. at the office of the City Clerk, City Hall, 7601 Manchester Road, Maplewood, Missouri 63143, as of the date of this notice.

If you have questions or comments, please feel free to contact us at (314) 645-3600.

Sincerely,

Marty Corcoran, City Manager

EXHIBIT A
List of Affected Political Subdivisions

State of Missouri
Attn: Nia Ray, Director of Revenue
P.O. Box 475
Jefferson City, MO 65101

City of Maplewood
Attn: Marty Corcoran, City Manager
7601 Manchester Road
Maplewood, MO 63143

Productive Living Board
of St. Louis County, Missouri
Attn: Joyce Prage, Executive Director
121 Hunter Avenue, Suite 200
St. Louis, MO 63124

Metropolitan Zoological Park and
Museum District
Attn: J. Patrick Dougherty, Executive Director
7733 Forsyth Boulevard, Suite 550
St. Louis, MO 63105

St. Louis Community College District
Attn: Chancellor Jeff Pittman
300 South Broadway
St. Louis, MO 63102

Metropolitan St. Louis Sewer District
Attn: Susan Myers, General Counsel
2350 Market Street
St. Louis, MO 63103-2555

Maplewood Richmond Heights School District
Attn: Karen I. Hall, Superintendent
7539 Manchester Road
Maplewood, MO 63143

Special School District of St. Louis County
Attn: Don Bohannon, Superintendent
Central Administrative Office
12110 Clayton Road
Town and Country, MO 63131

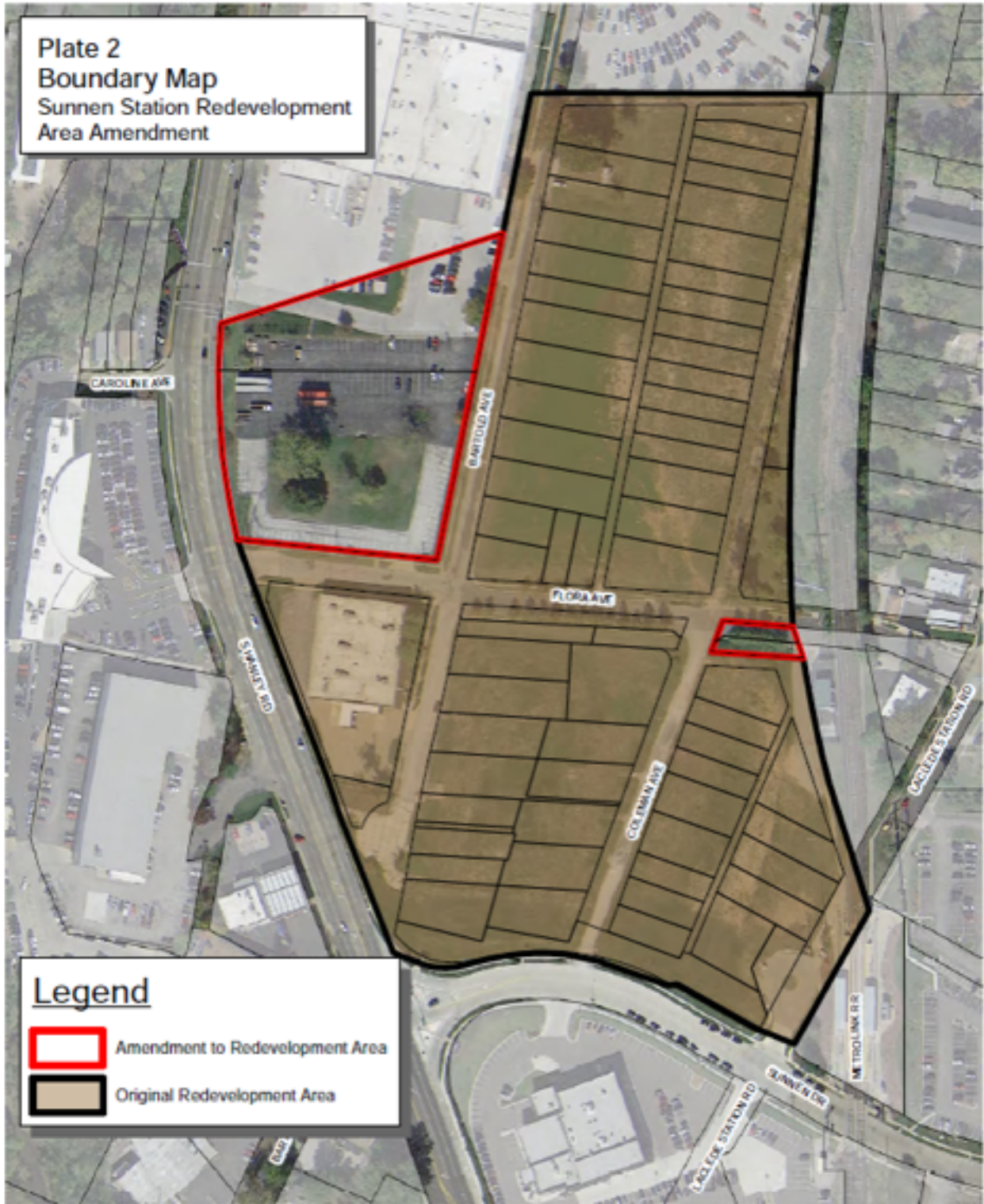
St. Louis County
Attn: Hon. Steve Stenger, County Executive
St. Louis County Government Center
41 South Central Avenue
Clayton, MO 63105

St. Louis County
Attn: Gregory F. Quinn, Director of Revenue
St. Louis County Government Center
41 South Central Avenue, Fourth Floor
Clayton, MO 63105



Maplewood Public Library
Attn: Joyce Kremer, President
7550 Lohmeyer Avenue
Maplewood, MO 63143

EXHIBIT B
Map of Proposed Redevelopment Area
[Follows]

Plate 2
Boundary Map
Sunnen Station Redevelopment
Area Amendment



Legend

-  Amendment to Redevelopment Area
-  Original Redevelopment Area



April 2015



EXHIBIT C
Written Statement of Financial Impact
(see attached)