



DEPARTMENT OF ECONOMIC DEVELOPMENT  
**DISTRESSED AREAS LAND ASSEMBLAGE**  
**TAX CREDIT ACT APPLICATION**

<b>APPLICANT INFORMATION</b>			
ENTITY NAME: Northside Regeneration, LLC			
<input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> TRUST <input checked="" type="checkbox"/> LLC <input type="checkbox"/> CORPORATION			
NAME OF AUTHORIZED CONTACT: Paul J. McKee, Jr.			
ADDRESS: 1001 Boardwalk Springs Place	CITY O'Fallon	STATE Missouri	ZIP CODE 63368
CONTACT INFO PHONE (636) 561-9300	EMAIL pjmckee@mc-eagle.com	FAX (636) 569-9301	
<b>ELIGIBLE PROJECT AREA INFORMATION</b>			
TOTAL NUMBER OF ACRES IN REDEVELOPMENT AREA (MUST BE AT LEAST 75): 1,070.42 acres (excluding rights-of-way)			
NUMBER OF ACRES IN DISTRESSED AREAS OR FEDERAL QUALIFIED CENSUS TRACK (MUST BE AT LEAST 80%): PERCENTAGE TO TOTAL ACRES All of Redevelopment Area is in distressed area. 1068.55 acres or 99.8% are in a QCT.			
NUMBER OF ACRES TO BE OWNED BY REDEVELOPER: 97.80 acres			
AVERAGE NUMBER OF PARCELS PER ACRE (MUST BE AT LEAST FOUR): 4.3 parcels per acre			
NUMBER OF OWNER OCCUPIED RESIDENCES IDENTIFIED FOR ACQUISITION (MUST BE LESS THAN 5%): PERCENTAGE TO TOTAL ACRES: 0%-no owner occupied residences so identified-2.2% of area is owner occupied.			
<b>COST INFORMATION: (PLEASE NOTE: TO CLAIM CREDITS, ACTUAL EXPENSES MUST BE REPORTED)</b>			
ESTIMATED ACQUISITION COST OF PROPERTIES BEING ACQUIRED: Cost of acquired parcels: \$25,068,000; Estimated cost of parcels to be acquired: \$66,000,000			
ESTIMATED INTEREST COSTS PER YEAR: \$1,678,179			
TOTAL ESTIMATED INTEREST COSTS FOR A 5 YEAR PERIOD: \$8,390,897			
ESTIMATED MAINTENANCE COSTS PER YEAR: \$415,000			
TOTAL ESTIMATED MAINTENANCE COSTS FOR A 5 YEAR PERIOD: \$2,075,000			
<b>CO-REDEVELOPER INFORMATION</b>			
NAME OF ASSIGNED CO-DEVELOPER OR REDEVELOPER ENTITY: Clemens Development, LLC			
<input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> TRUST <input checked="" type="checkbox"/> LLC <input type="checkbox"/> CORPORATION			
NAME OF AUTHORIZED CONTACT: Robert Wood			
ADDRESS: 625 N. Euclid, Suite 601	CITY St. Louis	STATE Missouri	ZIP CODE 63108
CONTACT INFO PHONE (314) 645-6033	EMAIL bobw@rwoodrealty.com	FAX (314) 645-7728	

**CERTIFICATION OF ALIEN EMPLOYMENT  
DISTRESSED AREAS LAND ASSEMBLAGE**

• I certify that I am an authorized representative of the applicant and as such am authorized to make the statement of affirmation contained herein.

• I certify that the applicant does NOT knowingly employ any person who is an unauthorized alien and that the applicant has complied with federal law (8 U.S.C. § 1324a) requiring the examination of an appropriate document or documents to verify that each individual is not an unauthorized alien.

• I certify that applicant is enrolled and will participate in a federal work authorization program as defined in Section 285.525(6), RSMo., with respect to employees working in connection with the activities that qualify applicant for this program. I certify that applicant will maintain and, upon request, provide the Department of Economic Development documentation demonstrating applicant's participation in a federal work authorization program with respect to employees working in connection with the activities that qualify applicant for this program.

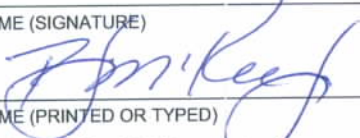

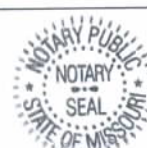
• I certify that the applicant shall include in any contract it enters with a subcontractor in connection with the activities that qualify applicant for this program, an affirmative statement from the subcontractor that such subcontractor is not knowingly in violation of Section 285.530.1, RSMo, and shall not be in violation during the length of the contract. In addition applicant will receive a sworn affidavit from the subcontractor under the penalty of perjury, attesting that the subcontractor's employees are lawfully present in the United States. I certify that applicant will maintain and provide the Department of Economic Development access to documentation demonstrating compliance with this requirement.

• I understand that if the applicant is found to have employed an unauthorized alien, applicant may subject to penalties pursuant to Sections 135.815, 285.025, and 285.535, RSMo.

I certify that I have included a copy of the executed E-Verify Program for Employment Verification Memorandum of Understanding between the company/organization and the Department of Homeland Security, United States Citizenship and Immigration Services (DHS-USCIS) and Social Security Administration.

I am not a business entity as defined in RSMo 285.525 (1) as "any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage or livelihood. The term "business entity" shall include but not limited to self-employed individuals, partnerships, corporations, contractors, and subcontractors. The term "business entity" shall include any business entity that possesses a business permit, license, or tax certificate, issued by the state, any business entity that is exempt by law from obtaining such a business permit, any business entity that is operation unlawfully without such a business permit. The term "business entity" shall not include a self-employed individual with no employees or entities utilizing the services of direct sellers as defined in subdivision (17) of subsection 12 of section 288.034 RSMo."

• I certify under penalties of perjury that the above statements, information contained in the application and attachments are complete, true, and correct to the best of my knowledge.

NAME (SIGNATURE) 		DATE December 16, 2009
NAME (PRINTED OR TYPED) Paul J. McKee, Jr.		APPLICANT/PROJECT NAME (PRINTED OR TYPED) Northside Regeneration, LLC Northside Regeneration Redevelopment
TITLE (PRINTED OR TYPED) Chief Manager		
NOTARY PUBLIC EMBOSSEER OR BLACK INK RUBBER STAMP SEAL	STATE Missouri	COUNTY (OR CITY OF ST. LOUIS) St. Louis County
	SUBSCRIBED AND SWORN BEFORE ME, THIS 16th DAY OF December YEAR 2009	
	USE RUBBER STAMP IN CLEAR AREA BELOW	
NOTARY PUBLIC SIGNATURE 	MY COMMISSION EXPIRES June 5, 2010	 GLENDA MCCUTCHEN My Commission Expires June 5, 2010 St. Louis County Commission #06531857
NOTARY PUBLIC NAME (TYPED OR PRINTED) Glenda McCutchen		

**DISTRESSED AREAS LAND ASSEMBLAGE TAX CREDIT ACT APPLICATION**

**OF**

**NORTHSIDE REGENERATION, LLC**

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6	Approved and Executed Redevelopment Agreement
7	Proof of Publication of Notices of Public Hearing before Tax Increment Financing Commission of the City of St. Louis
8	Notice of Public Hearing before Tax Increment Financing Commission of the City of St. Louis Submitted to Landowners
9	Minutes of Meeting of Tax Increment Financing Commission of the City of St. Louis in which Public Hearing was Held and Resolution No. 09-TIFC-314 of Commission Approving NorthSide Regeneration Tax Increment Financing (TIF) Redevelopment Plan
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15	Letter from Cole & Associates, Inc. Confirming Accuracy of Information Contained in Maps under Tabs 10 to 14

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DOCUMENT

- 16 List of Eligible Parcels (showing address, parcel number, date of acquisition, itemized acquisition costs, itemized interest costs and size of lots) and Affidavit that no construction has been commenced on any of the Eligible Parcels
- 17 Certification from Office of Mayor of City of St. Louis that no eminent domain proceedings were used to acquire any of the Eligible Parcels
- 18 Certification from Office of Mayor of City of St. Louis that all outstanding taxes, fines and bills for the Eligible Parcels have been paid
- 19 Certification from Office of Collector of Revenue of City of St. Louis that all outstanding taxes, fines and bills for the Eligible Parcels have been paid
- 20 List of Addresses and Acreages of Owner-Occupied Residences in Eligible Project Area
- 21 Affidavit from Applicant that it has not identified any owner-occupied residences in Eligible Project Area for acquisition by eminent domain or otherwise in Redevelopment Plan
- 22 Certified copy of Ordinance No. 68485 approving the Redevelopment Agreement as passed by Board of Aldermen of City of St. Louis
- 23 Certified copy of Ordinance No. 68484 approving the Redevelopment Plan as passed by Board of Aldermen of City of St. Louis
- 24 Affidavit from Developer substantiating that Developer shall not develop more than 75% of the Redevelopment Area