

# HENDERSON GANTZ ARCHITECTS

14 April 1980

Growth Development & Human Services Committee  
City of St. Charles  
200 North Second Street  
St. Charles, Missouri 63301

Re: Comprehensive Revitalization Plan  
Frenchtown Neighborhood  
Phase 3 - Implementation Strategies

Ladies and Gentlemen:

We have completed Phase 3 of the Frenchtown Comprehensive Revitalization Plan and, according to the terms of our contract, submit this final report for your review.

Phase 1 of the Plan covered the thirteen Objectives formulated through citizen input for the Frenchtown Neighborhood. Phase 2 evaluated numerous strategies for accomplishment of the Objectives. Phase 3 is a complete summary of all cost estimates for those strategies approved in Phase 2. We have further included in the Phase 3 report an update on the "actions taken" since the completion of Phase 2.

During Phase 3, the Frenchtown Community Corporation was formed and certified by the Secretary of State as a not for profit corporation.

- The necessary paperwork has been filed for tax-exempt status under the Internal Revenue Service Code.
- Proposals are in preparation to qualify corporate contributions for tax credits under the Missouri Neighborhood Assistance Act.
- The Community Corporation staged its first Neighborhood Town Hall Meeting.
- The Neighborhood Self Help Application was submitted in national competition for Federal assistance in undertaking some of the strategies approved for Frenchtown.
- The St. Charles financial and business community has made a strong dollar commitment in support of Frenchtown, in response to the Community Corporation solicitation.
- The fleur-de-lis has become the official symbol of Frenchtown's identity and rebirth.
- Dialogue among residents, property owners, city officials, and business people has encouraged discussions of common problems and potential solutions.

# HENDERSON GANTZ ARCHITECTS

Growth, Development & Human Services Committee  
14 April 1980

The planning process has fully incorporated neighborhood input and has resulted in a wealth of information for specifying action programs over the next ten years. In addition to the Frenchtown Community Corporation, these action programs will necessarily involve the City, Federal, and State governments, the St. Charles financial and business community, as well as each individual property owner and investor in the Frenchtown Neighborhood. The cost estimates and funding sources represent "opportunities" that may be tapped. Establishing annual priorities and grabbing those "brass ring" sources of funding which are sporadically available is a tough challenge that must be confronted in a timely and diligent manner for Frenchtown's future.

It is with pride that we have completed the Frenchtown Plan. Our commitment to "realistic expectations" is fulfilled with the formation of the Community Corporation and the subsequent submission of its first Federal grant application with a strong local financial commitment and the many other accomplishments that have been manifested under the Community Corporation's leadership.

We are pleased to be "on schedule" with the completion of the Frenchtown Comprehensive Plan and respectfully request recommendation of City Council approval, with your comments, of the Phase 3 report.

Sincerely,

Paul J. Henderson AIA  
Principal

cc Douglas Boschert, Mayor

PJH/mmt

**PAGE      CONTENTS**

---

	1	SUMMARY CONCEPTUAL DEVELOPMENT
PLATE 20		
		<b>STRATEGIES</b>
		<b>IMPLEMENTATION ESTIMATES</b>
		<b>DEPARTMENT COMMENTS</b>
	3	IMPLEMENTATION ESTIMATES - SUMMARY
	5	IMPLEMENTATION ESTIMATES - CITY COMMITMENT
	6	IMPLEMENTATION ESTIMATES - SPREAD SHEETS
	12	GENERAL REMARKS
	13	PHASE 2 SUMMARY - COMMENTS
OBJECTIVE 1	14	FINANCIAL ASSISTANCE
OBJECTIVE 2	24	IDENTITY
OBJECTIVE 3	28	SELF DETERMINATION
OBJECTIVE 4	30	PRESERVATION
OBJECTIVE 5	38	TRAFFIC
OBJECTIVE 6	40	STREET IMPROVEMENTS
OBJECTIVE 7	42	COMMUNICATION
OBJECTIVE 8	44	CITY SERVICES
OBJECTIVE 9	46	PUBLIC UTILITIES
OBJECTIVE 10	48	RECREATION
OBJECTIVE 11	50	NEW DEVELOPMENT
OBJECTIVE 12	54	LOCAL SERVICES
OBJECTIVE 13	56	LAND USE

**PLATES**

PLATE 0		FRENCHTOWN LOCATION MAP
PLATE 1		PROJECT AREA AERIAL PHOTOGRAPH
PLATE 2		PROJECT AREA OUTBOUNDARY
PLATE 3		FIFTH STREET - NORTH OF BAYARD
PLATE 4		FIFTH STREET - SOUTH OF BAYARD
PLATE 5		FOURTH STREET - NORTH OF BAYARD
PLATE 6		FOURTH STREET - SOUTH OF BAYARD
PLATE 7		THIRD STREET - NORTH OF BAYARD
PLATE 8		THIRD STREET - SOUTH OF BAYARD
PLATE 9		SECOND STREET - NORTH OF BAYARD
PLATE 10		SECOND STREET - SOUTH OF BAYARD
PLATE 11		EXISTING TOPOGRAPHY
PLATE 12		ZONING DISTRICTS
PLATE 13		LAND USE
PLATE 14		BUILDING CONDITIONS
PLATE 15		PROPERTY VALUES
PLATE 16		STREET CONDITIONS
PLATE 17		STORM SEWER CONDITIONS
PLATE 18		PUBLIC TRANSPORTATION
PLATE 19		PARKING FACILITIES

PAGE CONTENTS

---

	<b>COMMUNITY CORPORATION</b>
58	COMMUNITY CORPORATION - SUMMARY
59	NOT FOR PROFIT CERTIFICATE OF INCORPORATION
62	FRENCHTOWN COMMUNITY CORPORATION - BY LAWS
	<b>TOWN HALL MEETING 3</b>
68	TOWN HALL MEETING 3 - SUMMARY
70	QUESTIONNAIRES RETURNED
71	QUESTIONNAIRE/RESPONSE SUMMARY
	<b>APPENDICES</b>
75	NEIGHBORHOOD SELF HELP PROGRAM APPLICATION - PROJECT ABSTRACT
79	NEIGHBORHOOD SELF HELP PROGRAM APPLICATION - LETTERS OF COMMITMENT

## SUMMARY

---

### OVERVIEW

Phases 1 and 2 of the Comprehensive Revitalization Plan identified thirteen Objectives and alternative strategies for achieving these within the Frenchtown Neighborhood. The primary focus of the Phase 3 has been development of dollar estimates for implementing all previously-approved strategies. While it is unreasonable to expect that all strategies will be implemented simultaneously if at all, these estimates should provide a realistic basis from which priorities for Frenchtown revitalization can be established.

Since the completion of Phase 2, several significant actions have been taken toward the implementation of the Frenchtown Neighborhood Plan. These are highlighted below. The vehicle (Community Corporation) and the tools (revitalization strategies) have now been developed. Yet, time, patience, energy and cooperation among many parties in the resource development phase of implementation must necessarily be tapped for this Plan to become a reality.

### COMMUNITY CORPORATION

On January 23rd, the Frenchtown Community Corporation was certified by the Secretary of State as a General Not For Profit Corporation. Central to the purposes for the Community Corporation is the revitalization of the Neighborhood. The Board of Directors represents the emergence of a concerned and energetic leadership within the Frenchtown Neighborhood.

With less than a quarter of a year in existence, the Community Corporation has a track record that would be considered impressive when compared to neighborhood groups of much longer duration. Of particular importance has been the Corporation's ability to act as a team in communicating and working with the local Neighborhood. The Corporation has also been successful in the solicitation of support from local financial institutions and businesses.

With \$6,000 in financial support from the City, the Corporation has prepared and, on March 21st, submitted a grant application under the Neighborhood Self Help Program. The Corporation is competing for funds under this HUD Program in the amount of \$90,000. The funds are proposed to be used for housing rehabilitation as an interest

## SUMMARY

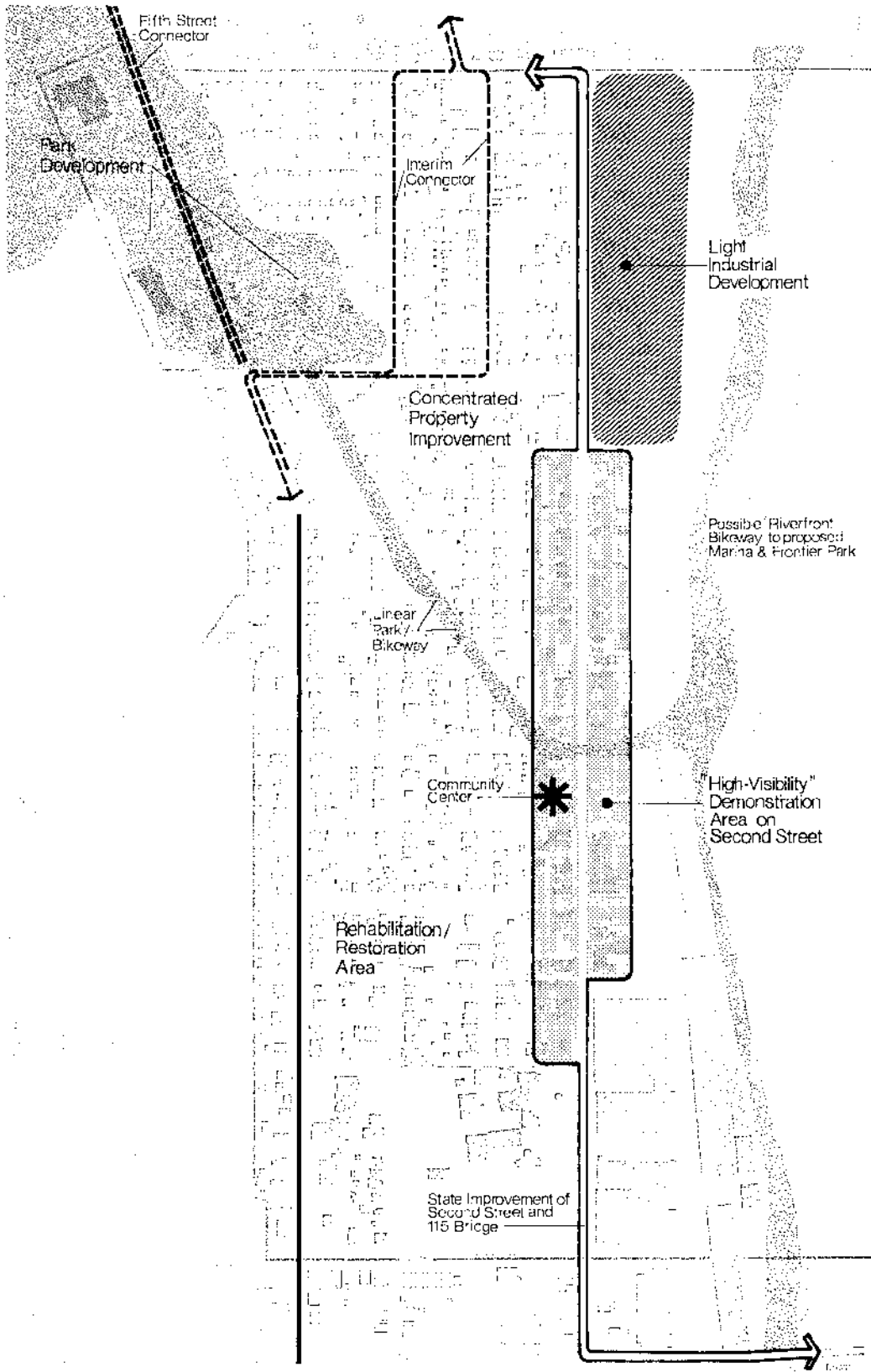
---

subsidy program, a pilot rehabilitation project on a mixed-use property, contractual services to assist commercial property owners with rehabilitation and a staff for the Community Corporation.

The Corporation also met with representatives from local financial institutions and businesses to let them know about the Self Help Program and to solicit financial support for the Neighborhood's projects. These efforts have been rewarded with total commitments of \$12,100 from such sources. These commitments typically carry contingencies requiring the Corporation to secure approvals of the IRS Section 501(c)(3) Tax Exempt Status and under the Missouri Neighborhood Assistance Act. Most of the paperwork has already been filed by the Corporation in pursuit of these approvals.

The announcements of the Neighborhood Self Help Program awards are not expected until June, and certainly, there are no guarantees for Frenchtown's application in the nationwide competition. However, the application itself represents a victory in terms of the Corporation's ability to identify priorities, translate them into action items, and produce the paperwork necessary to compete for resources.

Based upon continuing input from the Neighborhood, the Corporation is now developing further objectives for establishing a strong "marketing plan" for Frenchtown and liaison with City Hall. The Corporation's ability to act as a team has been proven and its ability to shape its future will now be put to a test. Town Hall Meeting 3 represents the initial thrust in this direction.

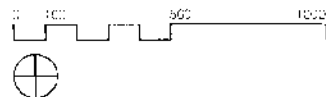


**Comprehensive Revitalization Plan**    **Project Team**  
**Frenchtown Neighborhood**

Prepared for  
 The City of St. Charles, Missouri  
 Community Development Office

Planners - Henderson Gartz, Incorporated  
 Socioeconomic Analysts - City Equity Corporation  
 Civil Engineers - Ingram • Kethline • Wehmeyer  
 Preservation Consultant - Carolyn Hewes Toft

**Conceptual  
 Development**



## IMPLEMENTATION ESTIMATES SUMMARY

---

Although many of the Strategies presented for the revitalization of Frenchtown can be achieved at little or no cost, most of the Strategies are reliant on funding availability. Several of the major Strategies involve millions of dollars.

In order to determine the associated cost of each objective and the magnitude of financial investment which the "total" plan represents, the dollar cost of each Strategy has been identified. In addition, the various sources of these funds have been shown to define levels of participation by the City, State, Federal government and other sources.

The following "spread sheets" present these figures by Strategy, by Objective, by Participant, by year for the City, and in Total. Thus, they constitute a flexible capital budget for the next ten years of redevelopment in Frenchtown. This approach also describes the financial side of "who is expected to do what".

It is unlikely that all of the Strategies will be accomplished or even attempted. This is the reason why they have been presented and budgeted individually. It may be possible to accomplish the Objectives (if only partially) by means of certain Strategies which are "accomplishable" and "do-able" while other Strategies are held in abeyance or even dismissed from consideration. Thus, implementation of specific Strategies within an Objective does not constitute an obligation to undertake all Strategies listed.

Priorities must be established to focus upon those Objectives and Strategies which are most important to the Community. This will require close attention to available (and potentially available) resources and the cooperation of all participants in the implementation of the Plan.

Many of the Strategies are shown to be "no cost" items requiring only the time of Community Corporation Members. While this time will be voluntary, it is important to assess a dollar value for this time to produce a realistic picture of financial contributions from each revitalization participant and to recognize the importance of the Community Corporation's role in accomplishment of the Plan.

Based on approximations of set-up time and ongoing time to be spent each month; and valuing each hour spent at \$8.00; the dollar equivalent of the voluntary Community Corporation time contribution can be estimated as follows.



**IMPLEMENTATION ESTIMATES  
SUMMARY**

STRATEGY		HOURS	
Set-Up Activities (Year 1)		One-Time	
3.1	Establish Community Corporation	220	
3.2	Appoint Frenchtown Committee(s)	30	
One-Time Hour Expenditures		250 hours	
		x	\$ 8.00/hour
Set-Up Value Estimate			\$ 2,000.00 (Year 1)
Ongoing Activities (Years 1 - 10)		Monthly	
2.5	Promote Paint-up/Fix-up Campaign	20	
2.6	Building Exterior Design Guidelines	10	
2.7	Business Signage Guidelines	5	
3.3	Unite Frenchtown		
7.1	Improve Frenchtown Communications	50	
4.3	Appoint Preservation Committee	10	
7.2	Form Government Liaison Committee		
13.1	Neighborhood Zoning Knowledge	10	
7.3	Appoint Plan Review Committee		
13.2	Identify Non-Compatible Properties	10	
11.5	Promote Second Street Business		
13.3	Encourage Non-Compatible Relocation		
13.5	Approach Antique Dealers	10	
12.2	Lobby Bi-State Development Agency		
12.3	Approach Grocery Owners		
12.4	Approach St. Joseph Hospital	10	
Monthly Hour Expenditures		135 hours	
		x	\$ 8.00/hour
Ongoing Value Estimate			\$ 1,080.00/month
		x	12 months
Ongoing Value Estimate		say	\$ 13,000.00/year
Set-Up Value Estimate (from above)			2,000.00
Dollar Equivalent Value			\$ 15,000.00 Year 1
Dollar Equivalent Value			117,000.00 Years 2-
Total Dollar Equivalent Value			
Frenchtown Community Corporation Time Contribution			\$ 132,000.00

Thus, when considering the "bottom line" totals on the spread sheets, it would be appropriate to add a commitment of \$132,000 by the Community Corporation even though this will not be a cash expenditure.

**IMPLEMENTATION ESTIMATES  
CITY COMMITMENT**

---

In response to a request by the City Council, the following is a summary of "City costs" by year. Since the larger dollar amounts are attributed to the Fifth Street Connector, Objective 5 (Traffic) and Objective 6 (Street Improvements), the balances of City costs after eliminating these totals is also shown. The purpose of showing such balances is to indicate the volume and potential impact of Neighborhood revitalization that can be undertaken at relatively low cost to the City.

YEAR	CITY TOTAL	BALANCE MINUS FIFTH STREET	BALANCE MINUS OBJECTIVES 5 & 6
1	\$ 284,900	\$ 228,900	\$ 69,250
2	352,400	292,400	68,750
3	1,382,400	357,400	72,000
4	1,244,025	219,025	59,000
5	111,025	111,025	55,000
(6-10 AVG.)	(35,000)	(35,000)	(35,000)
6-10 TOTAL	175,000	175,000	175,000
1-10 TOTAL	\$ 3,549,750	\$ 1,383,750	\$ 499,000

FRENCHTOWN COMPREHENSIVE REVITALIZATION PLAN  
IMPLEMENTATION ESTIMATES

4-7-80

#	STRATEGY	1	2	3	4		
		YEAR 1 CITY	YEAR 2 CITY	YEAR 3 CITY	YEAR 4 CITY		
1	1.1 a	LOW INTEREST HOME LOANS(312)		30000	30000	30000	1
2	1.1 b	COOPERATION WITH LOCAL BANKS					2
3	1.1 c	312 FINAN. INCENT.-MULTIFAMILY					3
4	1.1 d	SECTION 8 SUBSTANTIAL REHAB.					4
5	1.1 e	PILOT PROGRAM-REHAB/RESALE					5
6	1.1 f	EXTERIOR HOME IMPROVEMENTS					6
7	1.2 a	NEIGHBORHOOD SELF-HELP PROGRAM	5000*				7
8	1.2 b	NEIGHBORHOOD HOUSING SERVICE	15000				8
9	1.2 c	NEIGHBORHOOD ASSISTANCE ACT					9
10	1.3 a	CAPITAL IMPROVEMENTS BUDGET					10
11	1.3 b	RESIDENTIAL STREET IMPROVEMENTS					11
12	1.3 c	GRANT APPLICATIONS		5000	5000	5000	12
13	1.4 a	UDAG GRANT					13
14	1.4 b	ECONOMIC DEVELOPMENT GRANT					14
15	1.4 c	TAX ABATEMENT/EMINENT DOMAIN					15
16	1.5 a	URBAN PARK & REC. RECOVERY PROGRAM			10000		16
17	1.5 b	NEA/HCRS. ARTS/RECREATION PROGRAM					17
18	1.5 c	DOI-PRES. GRANT-IN-AID PROGRAM		3000			18
19	1.5 d	FEDERAL TAX INCENTIVES					19
20	1.5 e	NATIONAL TRST. FOR HISTORIC PRES.	1000				20
21		SUB-TOTAL OBJECTIVE 1	21000	39000	45000	35000	21
22	2.1	ADOPT NAME "FRENCHTOWN"					22
23	2.2	ADOPT FLEUR-DE-LIS ARTWORK					23
24	2.3	FRENCHTOWN SIGNS	5000				24
25	2.4	HISTORIC PLAQUES					25
26	2.5	PROMOTE PAINT-UP/FIX-UP CAMPAIGN					26
27	2.6	BLDG. EXTERIOR DESIGN GUIDELINES					27
28	2.7	BUSINESS SIGNAGE GUIDELINES					28
29	2.8	SLIDE PRESENTATION					29
30		SUB-TOTAL OBJECTIVE 2	5000	-0-	-0-	-0-	30
31	3.1	ESTABLISH COMMUNITY CORPORATION					31
32	3.2	APPOINT FRENCHTOWN COMMITTEE(S)					32
33	3.3	UNITE FRENCHTOWN					33
34	3.4	PRESERVATION OBJECTIVES ASSISTANCE					34
35	3.5	PRESERVATION/RESTORATION STDS.					35
36	3.7	ESTABLISH REDEVEL. CORPORATION					36
37		SUB-TOTAL OBJECTIVE 3	-0-	+0-	-0-	-0-	37
38							38
39		*City expenditures for this					39
40		strategy are complete.					40

	5	6	7	8	9	10	11	12	
	YEAR 5 CITY	YEARS 6-10 CITY	COMMUNITY CORPORATION	STATE	FEDERAL	CORPORATE	PRIVATE	TOTAL	
1	30000	150000			2400000			2470000	1
2							1200000	1200000	2
3					240000			240000	3
4					54000		210000	264000	4
5						54000	216000	270000	5
6							1800000	1800000	6
7					90000			95000	7
8					100000		300000	415000	8
9						20000		20000	9
10								-0-	10
11								-0-	11
12	5000	25000						45000	12
13					500000			500000	13
14					100000			100000	14
15								-0-	15
16					10000			20000	16
17					15000			15000	17
18					3000			6000	18
19							3500000	3500000	19
20							1000	2000	20
21	35000	175000	-0-	-0-	3512000	74000	1827000	27562000	21
22								-0-	22
23			1000					1000	23
24								5000	24
25			2000					2000	25
26								-0-	26
27								-0-	27
28								-0-	28
29			1000					1000	29
30	-0-	-0-	4000	-0-	-0-	-0-	-0-	9000	30
31								-0-	31
32								-0-	32
33								-0-	33
34								-0-	34
35			4000					4000	35
36								-0-	36
37	-0-	-0-	4000	-0-	-0-	-0-	-0-	4000	37
38									38
39									39
40									40

484  
88125 - Green

FRENCHTOWN COMPREHENSIVE REVITALIZATION PLAN  
IMPLEMENTATION PROGRAM

4-7-80

#	STRATEGY	1	2	3	4		
		YEAR 1 CITY	YEAR 2 CITY	YEAR 3 CITY	YEAR 4 CITY		
1	4.1	PHASES 1, 2, & 3	2000	2000	3000		1
2	4.2	MULTIPLE RESOURCE NOMINATION	2500				2
3	4.3	APPOINT PRESERVATION COMMITTEE					3
4	4.4	PURCHASE/RESALE "HISTORIC" PROPS.					4
5	4.5	PREPARE "HISTORIC" INFORMATION					5
6	4.6	ESTABLISH SALVAGE DEPOT					6
7		SUB-TOTAL OBJECT 4	4500	2000	3000	-0-	7
8	5.1	ENCOURAGE 115 REPAIR	2500				8
9	5.2 a	IMPLEMENT INTERIM CONNECTOR	25000				9
10	5.2 b	IMPLEMENT FIFTH STREET EXTENSION	31000	60000	1025000	1025000	10
11	5.3	TRAFFIC ENGINEERING					11
12	5.4	ENCOURAGE N/S TRAFFIC ALTERNATES					12
13	5.5	DEDICATE IMPROVED SECOND STREET					13
14	5.6	SECOND/CLARK INTERSECTION STUDY	2500				14
15	5.7	PEDESTRIAN SIGNAL	40000				15
16		SUB-TOTAL OBJECTIVE 5	102000	60000	1025000	1025000	16
17	6.1	DIVERT CURBS & GUTTERS FUNDS					17
18	6.2	PROMPT SECOND STREET MAINTENANCE	40000				18
19	6.3	NORFOLK & WESTERN CROSSINGS					19
20	6.4 a	IMPROVE 3RD ST./OLIVE TO MORGAN	55750	55750			20
21	6.4 b	RECONSTRUCT LAWRENCE		161500	161500		21
22	6.4 c	RECONSTRUCT BAYARD			117500	117500	22
23	6.4 d	OVERLAY BAINBRIDGE & DRAIN. DITCH					23
24	6.4 e	SEALCOAT FRANKLIN-E. OF FRANKLIN					24
25	6.4 f	WATERCROSS CONNECTION	11500				25
26	6.4 g	REPAIR 4TH ST.-SOUTH OF MORGAN				36125	26
27	6.5	OMITTED					27
28	6.6	ALLEY IMPROVEMENTS	6400	6400	6400	6400	28
29		SUB-TOTAL OBJECTIVE 6	113650	223650	285400	160025	29
30	7.1	IMPROVE FRENCHTOWN COMMUNICATION					30
31	7.2	FORM GOVERNMENT LIAISON COMMITTEE					31
32	7.3	APPOINT PLAN REVIEW COMMITTEE					32
33		SUB-TOTAL OBJECTIVE 7	-0-	-0-	-0-	-0-	33
34	8.1	LAYMAN'S GUIDE TO CITY SERVICES	1000				34
35	8.2	APPT. NEIGHBORHOOD REPRESENTATIVE					35
36	8.3	IMPROVED CODE APPLICATION					36
37	8.4	OCCUPANCY PERMIT PROGRAM					37
38	8.5	CODE ENFORCEMENT PROGRAM					38
39		SUB-TOTAL OBJECTIVE 8	1000	-0-	-0-	-0-	39
40							40

	5	6	7	8	9	10	11	12	
	YEAR 5 CITY	YEAR 6-10 CITY	COMMUNITY CORPORATION	STATE	FEDERAL	CORPORATE	PRIVATE	TOTAL	
			45000				100000	112000	1
				2500				5000	2
								-0-	3
			10000					10000	4
			5000					5000	5
			500					500	6
	-0-	-0-	60500	2500	-0-	-0-	60000	132500	7
			2500					5000	8
								25000	9
								2141000	10
								-0-	11
								-0-	12
						100000		100000	13
								3500	14
								40000	15
	-0-	-0-	2500	-0-	100000	-0-	-0-	2314500	16
								-0-	17
				40000				80000	18
					32400	3600		36000	19
					240000			351500	20
								323000	21
								235000	22
	10000							10000	23
	3500							3500	24
								11500	25
	36125				156750			229000	26
								-	27
	6400						50500	82500	28
	56025	-0-	-0-	40000	429150	3600	50500	1362000	29
								-0-	30
								-0-	31
								-0-	32
	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	33
								1000	34
								-0-	35
								-0-	36
								-0-	37
								-0-	38
	-0-	-0-	-0-	-0-	-0-	-0-	-0-	1000	39
									40

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th

FRENCHTOWN COMPREHENSIVE REVITALIZATION PLAN

IMPLEMENTATION ESTIMATES

4-7-80

#	STRATEGY	1	2	3	4		
		YEAR 1 CITY	YEAR 2 CITY	YEAR 3 CITY	YEAR 4 CITY		
1	9.1	SEWER AND WATER	10000	1000			1
2	9.2	PUBLISH RESULTS & COMMENTARY	1000	1000	1000	1000	2
3	9.3	SEWER SEPARATION PROGRAM	3000	3000	3000	3000	3
4		SUB-TOTAL OBJECTIVE 9	14000	5000	4000	4000	4
5	10.1	BLANCHETTE PARK PATH					5
6	10.2	NORFOLK & WESTERN LINEAR PARK					6
7	10.3	COMM. CENTER FEASIBILITY STUDY					7
8		SUB-TOTAL OBJECTIVE 10	-0-	-0-	+0-	+0-	8
9	11.1	COMMITMENTS					9
10	11.2	BLIGHTING/353 CORPORATION					10
11	11.3	STREETSCAPE IMPROVEMENTS	5000	5000	5000	5000	11
12	11.4	PUBLIC PARKING LOTS	15000	15000	15000	15000	12
13	11.5	PROMOTE SECOND STREET BUSINESS					13
14	11.6	INDUSTRIAL PARK INCENTIVES					14
15	11.7	INST'L. HOUSING PARTICIPATION	3750	3750			15
16		SUB-TOTAL OBJECTIVE 11	23750	23750	20000	20000	16
17	12.1	NO ACTION REQUIRED					17
18	12.2	LOBBY BI-STATE DEVELOPMENT AGENCY					18
19	12.3	APPROACH GROCERY OWNERS					19
20	12.4	APPROACH ST. JOSEPH HOSPITAL					20
21		SUB-TOTAL OBJECTIVE 12	-0-	+0+	-0+	-0-	21
22	13.1	NEIGHBORHOOD ZONING KNOWLEDGE					22
23	13.2	IDENTIFY NON-COMPATIBLE PROPS.					23
24	13.3	ENCOURAGE NON-COMPAT. RELOCATION					24
25	13.4	NO ACTION REQUIRED					25
26	13.5	APPROACH ANTIQUE DEALERS					26
27	13.6	FRENCHTOWN SHOPPERS BUS					27
28		SUB-TOTAL OBJECTIVE 13	-0-	-0-	-0-	-0-	28
29							29
30		TOTAL OBJECTIVES 1-13	284900	352400	1382400	1244025	30
31							31
32							32
33							33
34							34
35							35
36							36
37							37
38							38
39							39
40							40

	5	6	7	8	9	10	11	12	
	YEAR 5 CITY	YEARS 6-10 CITY	COMMUNITY CORPORATION	STATE	FEDERAL	CORPORATE	PRIVATE	TOTAL	
1				330 00	66000			110 000	1
2								4000	2
3				36000	72000			108000	3
4	- 0 -	- 0 +	- 0 +	69000	138000	- 0 +	- 0 -	234000	4
5								- 0 -	5
6						20000		20000	6
7			5000					5000	7
8	- 0 -	- 0 -	5000	- 0 -	- 0 +	20000	- 0 -	25000	8
9								- 0 -	9
10			10000					10000	10
11	5000							25000	11
12	15000				175000			250000	12
13								- 0 -	13
14					225000			225000	14
15			7500					15000	15
16	20000	- 0 -	17500	- 0 +	400000	- 0 -	- 0 -	525000	16
17								- 0 -	17
18								- 0 -	18
19								- 0 -	19
20								- 0 -	20
21	- 0 +	- 0 +	- 0 +	- 0 +	- 0 +	- 0 +	- 0 -	- 0 -	21
22								- 0 -	22
23								- 0 -	23
24								- 0 -	24
25								- 0 -	25
26								- 0 +	26
27			6000					6000	27
28	- 0 -	- 0 -	6000	- 0 -	- 0 +	- 0 +	- 0 +	6000	28
29									29
30	1111025	175000	99500	1111500	4579150	97600	1837500	27175000	30
31									31
32			132000					132000	32
33			231500					2307000	33
34									34
35									35
36									36
37									37
38									38
39									39
40									40

4812  
RR1215 - Great



**GENERAL REMARKS:**

---

**BUILDING DEPARTMENT** - I feel that more comments regarding the Landmarks Preservation Board's participation in the program should be included and its relationship with the proposed Community Corporation.

I feel an added section in strategies of the Landmarks Preservation Board should be included if the Board is to be an enforcement and/or exterior design review board in control of the Frenchtown area.

**PHASE 2  
SUMMARY PAGE 1  
COMMENTS**

---

**STREET DEPARTMENT** - After reviewing Phase II of Frenchtown Plan I find it to be a very complete, thorough and responsive to the area --- a very good idea.

**PARK DEPARTMENT** - Good approach by forming not-for-profit corporation.

**PHASE 2  
SUMMARY PAGE 2  
COMMENTS**

---

**FIRE DEPARTMENT** - Seems very reasonable.

**PARK DEPARTMENT** - The low interest loan program is very good, in that it provides a means for residents to redevelop their property.

**OBJECTIVE 1  
FINANCIAL ASSISTANCE  
ESTIMATES/COMMENTS**

---

**PARK DEPARTMENT** - All 6 strategies seem to be the proper way to proceed. It would seem that strong leadership is the most important aspect of this plan.

**1.1a\* 312 LOW INTEREST HOME LOANS**

---

\$270,000 CITY (years 2 - 10) \$30,000 annual program administration costs  
\$2,400,000 FEDERAL (years 1 - 10) Twenty-four \$10,000 loans annually.

**1.1b\* COOPERATION WITH LOCAL BANKS**

---

\$12,600,000 PRIVATE (years 1 - 10) Thirty-six \$35,000 bank loans annually.

**1.1c 312 FINANCIAL INCENTIVES - MULTI FAMILY**

---

\$240,000 FEDERAL (2 years) Twelve \$10,000 units annually.

**1.1d SECTION 8 SUBSTANTIAL REHAB**

---

\$54,000 FEDERAL (5 years) \$150 per month per unit (6 units) average rent subsidy.  
\$210,000 PRIVATE (as available) Six \$35,000 units.

**1.1e\* PILOT PROGRAM - REHAB/RESALE**

---

\$54,000 CORPORATE (as available) Six \$9,000 subsidies.  
\$216,000 PRIVATE (as available) Six \$36,000 investments/mortgages.

**1.1e PARK DEPARTMENT** - Public Funds may be difficult to secure.

\*See Neighborhood Self Help Program grant application abstract, included in the Appendices, for details on funding interrelationships among these programs.

## OBJECTIVE 1 FINANCIAL ASSISTANCE

---

Identify sources of financial assistance for public improvements and amenities; funding for on-going administration and management of the Revitalization Plan implementation; and financial incentives to stimulate the development, maintenance, improvement and preservation of owner occupied and investor owned property.

---

### STRATEGIES

#### 1. Housing Rehabilitation

- a. Low interest loans for home owners - The eligibility area for "312" programs should be expanded to include the entire Frenchtown area. The related step of assuring continued administrative funding should be taken.

The "312" program should include both direct loans from HUD under the federally administered program as well as the continuation of the locally administered program funded with Block Grant funds.

The "312" program should be made available on a systematic, block by block basis in conjunction with a voluntary code enforcement program.

- b. Cooperation with local banks - The conventional market for home improvement and purchase financing should be bolstered through cooperation with local banks. The assistance should come under the organizational framework of the Neighborhood Housing Services program and the Community Reinvestment Act, explained in the Administration and Management discussion on the following pages. Banks should be encouraged to loan money to Frenchtown residents for 1) the purchase of existing houses; 2) the purchase and rehabilitation of houses; 3) the improvement of houses owned by existing residents.

- c. Financial incentives for multi-family housing development - Specific buildings should be identified for purchase and conversion to multi-family housing under the HUD 312 multi-family rehabilitation program. This program provides for 3% loans in the rehabilitation of high quality rental property for families who can afford market rate rents. This program would provide an excellent vehicle for the rehabilitation of "eyesore" rooming houses on Third Street. Past efforts suggest the need to assemble a development of more than eight units under a single ownership.

- d. Rehabilitation of housing for low income families - Where appropriate, the Section 8 Substantial Rehabilitation Program should be utilized to bring about the development of housing for families who cannot afford home ownership or rental housing offered on the conventional market. The program should be utilized on a limited, scattered site basis and in close cooperation with the Frenchtown Community Corporation.

- e. Financial incentives for housing rehabilitation - Public funds should be tapped to set up a pilot program encouraging the rehabilitation and sale of presently vacant "eyesore" houses in Frenchtown. The program should be set up in conjunction with grants provided by corporations under the Neighborhood Assistance Act, and should be administered under the auspices of the Frenchtown Community Corporation.

**OBJECTIVE 1  
FINANCIAL ASSISTANCE  
ESTIMATES/COMMENTS**

---

**1.1f\* EXTERIOR HOME IMPROVEMENTS**

---

\$1,800,000 PRIVATE (years 1 - 10) Twenty-four \$7,500 bank loans annually.

**1.2a\* NEIGHBORHOOD SELF HELP PROGRAM**

---

\$5,000 CITY (1 year) Grant application preparation assistance fee has already been provided and application submitted.  
\$90,000 FEDERAL (year 1) NSHP improvement loan subsidies, pilot rehabilitation, services for commercial improvements, Community Corporation staff.

1.2a PARK DEPARTMENT - \$100,000 will not provide as much planning development plans as some people think.

**1.2b\* NEIGHBORHOOD HOUSING SERVICE**

---

\$15,000 CITY (year 1) Seed money grant (may be waived).  
\$100,000 FEDERAL (year 1) Start up grant.  
\$300,000 PRIVATE (as available) High risk low interest bank loan pool.

\*See Neighborhood Self Help Program grant application abstract, included in the Appendices, for details on funding interrelationships among these programs.

## OBJECTIVE 1 FINANCIAL ASSISTANCE

---

Under this program, the Community Corporation would work with a developer and/or general contractor in purchasing a vacant "eyesore" house. Funds for the purchase of the house would come from a corporation donation, or from a loan from a neighborhood institution (i.e. Academy of the Sacred Heart). An Architect or general contractor would prepare rehabilitation plans. Presumably, the cost of the rehabilitation would exceed the price that the rehabilitated home would receive on the market. To solve this problem a grant would be made available to reduce the out of pocket expense of the rehabilitation, thereby lowering the price of the house for the purchaser.

This pilot program is aimed at providing a financial mechanism to rehabilitate vacant homes that would otherwise continue to be community "eyesores" detracting from the value of surrounding property. The program would prove the feasibility of rehabilitation, which would eventually cause the rehabilitation of other homes without assistance.

- f. Exterior improvements - Home owners should be encouraged to repair and beautify the exterior of their homes. Such items as painting, tuckpointing, porch, roof and window repair should be encouraged by a neighborhood based "code cooperation" program in which property owners would be asked to comply with minimum property appearance standards.

The program would be aided by the availability of 312 3% loans to finance needed improvements.

### 2. Administration and Management of the Plan

- a. Neighborhood Self Help Program - By January of 1980 an application should be submitted requesting assistance under the "Neighborhood Self Help" program, recently announced by HUD. The program requires the establishment of a neighborhood based corporation to make Frenchtown eligible to apply.

The program is intended to provide funds for detailed "project execution" planning and administration of day to day implementation activities. The program could pay for such items as 1) clerical and technical assistance for the Community Corporation including staff and office space; 2) detailed planning of public improvements for residential streets and the North Second Street commercial street; 3) development of an industrial and commercial expansion plan for North Second Street; and 4) other planning and administrative activities to carry out the Frenchtown plan.

A planning grant of up to \$100,000 should be sought.

- b. Neighborhood Housing Services - City officials, banks and the community organization should work to have Frenchtown designated as a Neighborhood Housing Services Area.

This program could attract funds to set up a core staff of housing specialists who could assist Frenchtown residents with the rehabilitation of their houses.

**OBJECTIVE 1  
FINANCIAL ASSISTANCE  
ESTIMATES/COMMENTS**

---

**1.2c\* NEIGHBORHOOD ASSISTANCE ACT**

**\$20,000 CORPORATE (as available) Corporate contributions**

**1.2c PARK DEPARTMENT - This program is perhaps the best.**

---

**1.3a CAPITAL IMPROVEMENTS BUDGET (Refer to individual strategies)**

**1.3a PARK DEPARTMENT - Will the Engineering Department do this?**

---

**1.3b RESIDENTIAL STREET IMPROVEMENTS (See Objectives 5 & 6)**

**1.3b PARK DEPARTMENT - Is this in reference to C.D. Funds? I thought that the program was ending.**

---

**1.3c GRANT APPLICATIONS**

**\$45,000 CITY (years 2 - 10) \$5,000 annual grant application preparation assistance fee.**

**1.3c PARK DEPARTMENT - Another Bond Issue**

---

**1.4a UDAG GRANT**

**\$500,000 FEDERAL (year 2) Grant**

\*See Neighborhood Self Help Program grant application abstract, included in the Appendices, for details on funding interrelationships among these programs.

**OBJECTIVE 1**  
**FINANCIAL ASSISTANCE**

---

The program will require the establishment of a high risk loan fund on the part of local banks, and a commitment of funds for housing rehabilitation and/or public improvement funds from the City of St. Charles.

The program would provide an administrative and financial mechanism for the rehabilitation of housing in Frenchtown.

- c. Neighborhood Assistance Act - The Frenchtown neighborhood group should work to have implementation activities declared eligible for corporate donations under the Neighborhood Assistance Act under Missouri law.

This would allow corporations to receive tax credits for financial donations to Frenchtown Neighborhood activities. The program would be especially valuable in providing a funding source for office space, staffing, and housing rehabilitation. Corporations such as ACF and McDonnell Douglas could be solicited for contributions.

**3. Construction of Public Improvements**

- a. A capital improvements budget should be prepared outlining requirements for streets, sidewalks, curbs and gutters, landscaping and other improvements along residential streets, and the introduction of public improvements amenities along North Second Street. (See Objective 6 - Street Improvements)
- b. Block grant funds, currently allocated for street improvements, should be used for higher leverage Frenchtown revitalization efforts. Wherever possible, residential street improvements should be funded from annual budgets of various City departments.
- c. Funding of improvements, beyond the capability of local operating budgets, should be attempted through bond issues or grant applications related to major redevelopment projects.

**4. Improvement of Industrial/Commercial Investor Owned Property** - Strategies for industrial and commercial revitalization will include lobbying at the federal level to request changes in federal legislation to make St. Charles eligible for programs for which eligibility is presently precluded. Lobbying should be done in close association with Congressman Volkmer's office.

- a. The Urban Development Action Grant (UDAG) - The UDAG program could provide a grant for a major industrial, commercial or residential program. Grant monies could pay for public improvements or provide loans to existing or new businesses and could be used to pay for almost any kind of economic development activity. The program is potentially the largest, most flexible and most helpful of all the federal programs.

The UDAG program is intended to support projects for which private commitments of capital and financing have been obtained, but where some sort of federal financial injection is necessary to "make the numbers work". The program is intended to create jobs, and at least five dollars of private investment for every dollar of public investment. The program is also



**TIVE 1  
CIAL ASSISTANCE  
ATES/COMMENTS**

---

**1.4b ECONOMIC DEVELOPMENT GRANT**

\$100,000 FEDERAL (years 2 & 3) \$50,000 annual grants.\*

**1.4c TAX ABATEMENT/EMINENT DOMAIN**

(No major expenditures required.)

**1.5a URBAN PARK & RECREATION RECOVERY PROGRAM**

\$10,000 CITY (year 3) Matching grant for rehabilitation of park structure(s)

\$10,000 FEDERAL (year 3) Matching grant for rehabilitation of park structure(s).

**1.5a PARK DEPARTMENT** - St. Charles does not qualify, according to the National Register. I think this would be the responsibility of the Park Board.

**1.5b NEA/HCRS, ARTS/RECREATION PROGRAM**

no cost CITY (year 1) In-kind match provided by current park master planning efforts.

\$15,000 FEDERAL (year 2) Matching grant through the Arts/Recreation Strategies Program for creation and implementation of "arts in the park" demonstration program.

**1.5b PARK DEPARTMENT** - Program is limited and very competitive. May be very difficult to obtain funds.

**1.5c DOI - PRESERVATION GRANT-IN-AID PROGRAM**

\$3,000 CITY (year 2) Matching grant for historic preservation inventory and National Register nomination preparation.

\$3,000 FEDERAL (year 2) Matching grant for historic preservation inventory and National Register nomination preparation.

**1.5c PARK DEPARTMENT** - Good

success of this proposal is doubtful due to recent budget cut recommendations by the Carter Administration.

**OBJECTIVE 1**  
**FINANCIAL ASSISTANCE**

---

intended to create a permanent addition to the economic base of the recipient city.

St. Charles is not presently eligible because it does not meet the "distress criteria" mandated by HUD. These include such features as unemployment, age of housing stock, degree of overcrowding, loss of economic vitality, poverty, etc. However, new UDAG legislation pending before Congress might allow communities otherwise ineligible for UDAG to declare special sub-districts within the community as eligible for the program if the characteristics of the sub-community meet the distress criteria mandated by HUD.

It is possible that such a sub-designation for Frenchtown might enable eligibility for the program, if the legislation were changed. While such a lobbying effort would have to be considered a "long shot" it is certainly worth investigating.

- b. Economic Development Administration Program (EDA) - EDA has a number of programs which could aid with the industrial and commercial development of the North Second Street area. This could include planning grants, technical assistance grants for marketing studies and grants for land acquisition and public improvements.

Unfortunately, legislation pending before Congress removes St. Charles from eligibility for these programs. Frenchtown residents and City officials should work with Congressman Volkmer's office to change this legislation before it is finally enacted into law.

- c. 353 tax abatement and eminent domain - With the formation of a limited dividend corporation, selected areas of North Second Street could be blighted under Chapter 353 of the Missouri Statutes triggering eligibility for tax abatements and then exercise of the power of eminent domain. Tax abatement is an especially valuable financial incentive which can be expected to encourage development.

5. Related Neighborhood Improvement Programs

- a. Urban Park and Recreation Recovery Program - St. Charles should seek funding under the Heritage, Conservation and Recreation Program administered by the United States Department of the Interior. The primary purpose of this program is to rehabilitate park and recreational facilities in urban areas; restoration of a historic structure within the park may also be eligible.
- b. National Endowment for the Arts (NEA) and HCRS Interagency Agreement; Arts/Recreation Strategies Program - St. Charles could also take advantage of a program designed to demonstrate how art and cultural activities may be effectively integrated into local parks and recreation systems.
- c. Department of the Interior Preservation Grant-in-Aid Program - St. Charles should seek acquisition and development funds available on a reimbursement basis, for 50% of project (available to properties listed in the National

**1.5d FEDERAL TAX INCENTIVES**

---

\$3,500,000 PRIVATE (years 1 - 10) investment in rehabilitating National Register sites and older commercial/industrial properties.

1.5d PARK DEPARTMENT - Good

**1.5e NATIONAL TRUST FOR HISTORIC PRESERVATION**

---

\$1,000 CITY (year 1) Technical and staff assistance (in cooperation with City officials and private owners) for design guidance and/or architectural drawings sponsored by the National Trust.

\$1,000 PRIVATE (year 1) National Trust "Main Street"\* program contribution to design guidance and architectural drawings.

1.5e PARK DEPARTMENT - This could be the most realistic program available to St. Charles.

**OBJECTIVE 1**  
**FINANCIAL ASSISTANCE**

---

Register although program is very competitive with low funds availability). Planning and Survey funds are also available on a reimbursement basis for 50% of approved historic preservation projects such as inventory, preparation of nominations to the National Register, architectural survey maps, etc.

The Landmarks Preservation Board has already been approved for, and partially expended, funds received for Planning and Survey activities.

- d. Federal Tax Incentives: Tax Reform Acts of 1976 and 1978 - The Community Corporation should work to inform individual property owners of the availability of federal tax incentives. Under this program, owners of properties listed in the National Register as single sites or within historic districts are eligible to apply for certification of substantially rehabilitated income-producing (depreciable) properties. Either a five year "write-off" (amortization) of the cost of the rehabilitation or accelerated depreciation is available from IRS for certified historic structures with a certification of rehabilitation stating that the project meets the Secretary of the Interior's Standards for rehabilitation. All forms are processed through the State Office of Historic Preservation before being sent to the Heritage Conservation and Recreation Service in Washington. (Owners of eligible properties should also consult their attorneys or accountants.)

Although present provisions expire in mid 1981, Congress will soon be considering re-authorization with or without changes. One provision which will be debated is the "disincentive" which prohibits accelerated depreciation for any structure constructed on a site that was occupied by a structure listed in the National Register as a single site or included in a historic district. Also, demolition costs may not be deducted.

The 1978 Act added a 10% investment tax credit to encourage owners or leasees to rehabilitate commercial and industrial buildings that have been in use for 20 years or more. (This credit is not available to residential, income-producing properties.)

- e. The National Trust for Historic Preservation - St. Charles should seek assistance from the National Trust for Historic Preservation. Along with its many programs of public information and education, the Trust also has limited funds for Revolving Funds for Historic Preservation, an Endangered Buildings Program (generally reserved for National Register Historic Landmark Sites) and consultant services grants.

The Chicago area office (Missouri is included in that area) has been working on "Main Street" projects in three midwest towns. Both the projects and the Trust film by the same name have been so successful that discussion is underway with HUD to make "Main Street" a national program. Second Street in Frenchtown has all the ingredients for participation.

/COMMENTS**2.1 ADOPT NAME "FRENCHTOWN"**

(no cost) COMMUNITY CORPORATION (year 1) This strategy has already been accomplished.

**2.2 ADOPT FLEUR-DE-LIS & ARTWORK**

\$1,000 COMMUNITY CORPORATION (year 1) The fleur-de-lis has been officially adopted, artwork chosen, and stationery printed. Additional funds for artwork preparation (\$1,000).

**2.3 FRENCHTOWN SIGNS**

\$5,000 CITY (year 1) Fabrication only of four Frenchtown "entry-point" signs. Free erection by City staff.

**2.4 HISTORIC PLAQUES**

\$2,000 COMMUNITY CORPORATION (years 1 - 5) Fabrication only of 25 historic significance recognition plaques. Free installation by Community Corporation members to be coordinated with Landmarks Preservation Board.

2.4 FIRE DEPARTMENT - Involve community service agencies, i.e., Kiwanis, Lions, Jaycees, into working in the area in this matter. (Possibly have several groups go together for a pilot project)

**2.5 PROMOTE PAINT-UP/FIX-UP CAMPAIGN**

(no cost) COMMUNITY CORPORATION (on-going) Member's time only.

2.5 FIRE DEPARTMENT - Involve community service agencies, i.e., Kiwanis, Lions, Laycees, into working in the area in this matter. (Possibly have several groups go together for a pilot project)

**2.6 BUILDING EXTERIOR DESIGN GUIDELINES**

(no cost) COMMUNITY CORPORATION (on-going) Advice from Landmarks, City, State and Federal governments; and Community Corporation members' time only.

2.6 BUILDING DEPARTMENT - Should the meaning "control" establish another board other than the Landmark Preservation Board, I would not recommend this proposal.

## OBJECTIVE 2 IDENTITY

---

Promote a positive recognizable identity based on the historic characteristics of the neighborhood. This identity should be apparent in the physical appearance, at neighborhood boundaries, and in name recognition within the community at large.

---

### STRATEGIES

1. The Community Corporation should officially adopt the name Frenchtown for that area within the boundary shown on Plate 2 and as described in the outboundary description contained in the Phase 1 Report. This name should be presented to the St. Charles City Council for its recognition and legally registered to facilitate future use and avoid infringements.

2. The fleur-de-lis should be adopted as the official Frenchtown symbol. since there are hundreds of fleur-de-lis designs already in existence, and more can be developed, serious consideration should be given to which design will be used. Alternative courses for this determination could be the employment of a professional graphic design company, voluntary or paid assistance from local artisans, or a public design competition sponsored by the Community Corporation. A logotype and potential graphic applications of the symbol and lettering may also be considered at this time.

Once chosen, the Frenchtown symbol should be applied with extreme consistency and as often as possible to promote a cohesive image of the Frenchtown community.

3. Awareness of Frenchtown and its boundary should be improved by placing "Frenchtown" signs at key entries to the area. The intersections of Fifth Street and Clark, Second Street and Clark, Third Street and Tecumseh, and/or Second Street and Tecumseh should be given primary consideration.

The scale and design of these street signs is of critical importance since the image which they portray will represent Frenchtown and its aspirations. If desirable, these signs could provide a brief description of the Frenchtown area and its history.

4. With the assistance and cooperation of the Landmarks Preservation Board, the Community Corporation should undertake a program of design and installation of plaques designating Frenchtown buildings of particular historic significance. It would be appropriate to incorporate the fleur-de-lis on these plaques to demonstrate their recognition by the Community Corporation as a vital asset to the Frenchtown community.

5. The Frenchtown Community Corporation should immediately begin to promote a voluntary paint-up/fix-up campaign for both residential and business areas. Although there would be no punitive actions taken against those who did not participate, informal "neighborly" notification could generate substantial peer pressure as an incentive. Those residents and businesses whose maintenance or improvements are instrumental in promoting a positive Frenchtown image should be publicly recognized for their contribution.

6. Some controls should be placed on the design of building exteriors in the Frenchtown area. These controls should be both established and monitored by Frenchtown residents and business people under the auspices of the Frenchtown Community Corporation. In this way, design controls can effectively promote an enhanced Frenchtown image while satisfying the strong desire for self determination.

**OBJECTIVE 2**

**IDENTITY**

**ESTIMATES/COMMENTS**

---

**2.7 BUSINESS SIGNAGE GUIDELINES**

---

(no cost) COMMUNITY CORPORATION (on-going) Advice from Landmarks, City, State and Federal governments; and Community Corporation members' time only.

**2.8 SLIDE PRESENTATION**

---

\$1,000 COMMUNITY CORPORATION (year 1) - Funds for supplementing and duplicate copies of Scott slide presentation.

**OBJECTIVE 2**  
**IDENTITY**

---

7. The Community Corporation should establish voluntary guidelines for business signage consistent with the desired Frenchtown image. These guidelines should be based on existing City of St. Charles sign code ordinances but should go further in encouraging general types and styles of signs appropriate to the Frenchtown area.

Assuming that signs currently existing in the area are legal, and will continue to be legal so long as they are not altered substantially, representatives of the Community Corporation should determine which existing signs are not conducive to the desired Frenchtown image and approach business owners regarding modification. This approach may be most effective if drawings or photographs of signs achieving the desired objective can be presented to the owners of the signs in question.

8. Permission should be requested to use the existing slide presentation, prepared by Archie Scott, as the basis for promotional presentations to potential Frenchtown businesses and residents, local influence factors (i.e. bankers, realtors, insurance representatives), and funding agencies. The Community Corporation should provide funds to modify, supplement, and reproduce this presentation as required to fully represent Frenchtown's objectives for the future.

Based upon the professional quality of Mr. Scott's existing presentation and his efforts on behalf of the neighborhood, we would recommend that he be appointed as Director for this project and that funds be made available to compensate some portion of his work.



**OBJECTIVE 3  
SELF DETERMINATION  
ESTIMATES/COMMENTS**

---

**3.1 ESTABLISH COMMUNITY CORPORATION**  
(no cost) COMMUNITY CORPORATION (year 1) This strategy has already been accomplished.

---

**3.2 APPOINT FRENCHTOWN COMMITTEE(S)**  
(no cost) COMMUNITY CORPORATION (year 1) This strategy is already being accomplished.

---

**3.3 UNITE FRENCHTOWN**  
(no cost) COMMUNITY CORPORATION (on-going) Preliminary efforts, already underway, have begun to form a strong representative Frenchtown entity.

---

**3.4 PRESERVATION OBJECTIVES ASSISTANCE**  
COMMUNITY CORPORATION (as available)

---

**3.5 PRESERVATION/RESTORATION STANDARDS**  
\$4,000 COMMUNITY CORPORATION (year 1) Limited financial assistance to activities consistent with Frenchtown objectives.

---

**3.5 PARK DEPARTMENT - Difficult.**

**3.7 ESTABLISH REDEVELOPMENT CORPORATION**  
(no cost) COMMUNITY CORPORATION (year 1) Members' time only.

---

### OBJECTIVE 3 SELF DETERMINATION

---

Define a democratic system for neighborhood based control of public policies and improvements, private development, and preservation related to implementation of the plan.

---

#### STRATEGIES

1. A non-profit Community Corporation should be established. This organization, composed of Frenchtown residents, business people, and key advisors (financial, legal, real estate, etc.) should be given the City of St. Charles' full support in determining and guiding the future of Frenchtown.
2. The Frenchtown Community Corporation should appoint a special committee to work with representatives of the City to secure commitments in matters related to public improvements and utilities, traffic conditions, and City services.
3. The Community Corporation should strive to unite many individuals and interest groups in order to form a cohesive Frenchtown entity, capable of self direction and control. By clearly presenting advantages to be derived from mutually beneficial controls, the Community Corporation should elicit cooperation and support from all residents and businesses.
4. The Community Corporation should establish preservation objectives consistent with the overall well-being of residential and business concerns. It should then assist in their achievement by providing encouragement, guidance, administrative and financial support (as available) to those owners willing to undertake individual projects consistent with the Community Corporation's objectives.
5. The Community Corporation should discuss the issue of whether or not to encourage the adoption of legally binding standards for preservation and/or restoration. If standards are adopted, they should be clearly defined in order to avoid arbitrary applications and interpretations.

In any case, the Community Corporation should be the primary body for review and interpretation of design standards, violations, complaints, etc. This role would require the strong support of both the Landmarks Preservation Board and City officials.

6. The Community Corporation should be responsible for determining specific objectives related to residential, commercial, and light industrial development. Rather than accomplishing these objectives in a negative manner (by discouraging what is not desirable), the Community Corporation should take an aggressive role in promoting those types of development deemed desirable.
7. Should the City pursue 353 designation of areas in Frenchtown, the Community Corporation should establish a separate limited dividend corporation as the designated Redevelopment Corporation. This redeveloper would be responsible for the "Redevelopment Plan" and would be able to control and direct redevelopment activities. Use of eminent domain to assemble land and sell redevelopment parcels, design review, and the authority to transfer tax abatement benefits to projects which meet overall redevelopment objectives, would provide a neighborhood base for power to affect positive improvements consistent with goals of the Community Corporation.

ION  
COMMENTS

---

**4.1 PHASES 1, 2, & 3**

- \$7,000 CITY (years 1, 2, & 3) \$2000, \$2000, & \$3000 Grants, respectively, for "Main Street" promotion of historic resources and planning related to the DuSable McNair site.
- \$45,000 COMMUNITY CORPORATION (years 1, 2, and 3) Five \$5,000 grants to Second Street property owners and one \$20,000 expenditure related to DuSable McNair site.
- \$60,000 PRIVATE (years 1, 2, and 3) Five \$10,000 investments in Second Street property rehabilitation by owners and \$10,000 fund-raising contribution related to DuSable McNair site.

## OBJECTIVE 4 PRESERVATION

---

Encourage preservation of historic structures and sites. Encourage property improvements compatible with the original architectural style. Develop a method for minimizing demolition of significant historic structures.

---

### STRATEGIES

1. Undertake a three phase program to strengthen the identity and economic base of Frenchtown through the enhancement of existing historic resources on Second Street. Based strictly on preliminary visual survey, and without the consultation or concurrence of existing property owners, the following properties have been identified as attractive targets for preservation efforts.

#### Phase 1

- a. 900-26 Second Street. The row of structures between Morgan and Montgomery form a unit which should be considered a single project within the context of Second Street. Recommend professional design assistance and organization of business interests from Decatur to French using the model developed through the National Trust "Main Street" project.
- b. 804-06 Second Street. A key building with a unique-to-the-street pressed metal facade. Minimal redesign and careful selection of paint and signage could be a pilot for other owners. NO SANDBLASTING. A facade easement or restrictive covenant should be drawn up to insure continued protection of investment and provide possible benefits under the Tax Reform Acts of 1976 and 1978.
- c. 1211 Second Street. A key building presently obliterated by inappropriate modernizations. Remove imitation siding, repair and paint. A facade easement or restrictive covenant should be drawn up to insure continued protection of investment and provide possible benefits under the Tax Reform Acts of 1976 and 1978.

#### Phase 2

- a. 1325 Second Street. Through the association of business interests and design professionals, develop alternatives to prevent incompatible modernization and promote improvements in keeping with original design.
- b. 1425-31 Second Street. Key buildings at the northern edge of historic commercial strip. Potential as symbolic entrance from the north is unrealized and use appears to be minimal. Involve present/new owners in "Main Street" revitalization effort.

#### Phase 3

- a. Consider acquisition of appropriate parcels for outdoor expansion of restaurants, etc.
- b. Integrate planning for and acquisition of DuSable McNair site with commercial activities and open space needs of Second Street. (Reconstruction of DuSable McNair house is unlikely to receive funds from any public preservation funding source.)

**ON  
COMMENTS**

---

**4.2 MULTIPLE RESOURCE NOMINATION**

---

\$2,500 CITY (year 1) Matching funds to provide assistance in preparation of Multiple Resource Nomination.

\$2,500 STATE (year 1) Matching funds to provide assistance in preparation of Multiple Resource Nomination.

**4.3 APPOINT PRESERVATION COMMITTEE**

---

(no cost) COMMUNITY CORPORATION (year 1) Members' time only.

**4.4 PURCHASE/RESALE "HISTORIC" PROPERTIES**

---

\$10,000 COMMUNITY CORPORATION (as available) Incentive funds to offset market purchase vs. written-down resale price.

**4.5 PREPARE "HISTORIC" INFORMATION**

---

\$5,000 COMMUNITY CORPORATION (year 1) Advice from Landmarks, City, State, and Federal governments; and Community Corporation members' time. Preparation and publication.

**4.6 ESTABLISH SALVAGE DEPOT**

---

\$500 COMMUNITY CORPORATION (year 1) Miscellaneous expenses for start-up.

**OBJECTIVE 4  
PRESERVATION**

---

2. Solicit the Department of Natural Resources for Department of Interior funds to be used for preparation of a Multiple Resource Nomination for Frenchtown. A preliminary survey of the entire Frenchtown area suggests that the flexibility provided by a Multiple Resource Nomination is most appropriate to the pattern of architecturally significant buildings over 50 years of age in the neighborhood. In addition, properties which do not clearly meet the criteria for listing in the Register may be omitted, thus preventing paperwork otherwise required before demolition (all properties included in the National Register of Historic Districts are considered to be contributing buildings unless decertified before demolition). This type of nomination will permit the designation of one or more districts as well as one or more single sites within the boundaries of Frenchtown.

3. The Community Corporation should appoint a committee to promote preservation efforts. With the assistance of the Landmarks Preservation Board, this committee should develop design guidelines for restoration, renovation, and new construction.

Voluntary compliance with these guidelines could be encouraged by formal recognition and the award of grants and/or low interest loans administered by the Community Corporation.

4. The Community Corporation should consider market-rate purchase of "historic" properties threatened by demolition. Properties should be transferred to individual redevelopers (with financial incentives as required) at the earliest possible time.

In some instances, the exercise of eminent domain by the 353 Redevelopment Corporation may be required.

5. Prepare concise and easily understandable information related to benefits and controls under City and/or National Historic designations; application processes for such designations; and historic architectural research resources. (See Charts on following pages)

6. Secure use of existing buildings to establish an architectural salvage depot under the auspices of the Community Corporation.

**OBJECTIVE 4  
PRESERVATION  
ESTIMATES/COMMENTS**

**4.0 LANDMARKS** - Since our main concern must be Preservation I shall make most of our comments on this matter. Carolyn Toft, one of the leading preservationists in the State, is your consultant and I feel she will have expert advice on Frenchtown preservation. However, we have worked and lived with Frenchtown. In essence, we will have to live with what we do in Frenchtown for years to come, long after the planners are gone.

Forming a Community Corporation is an excellent idea. They would have our complete cooperation in any undertaking in preservation. As you know, we have received a grant from The Department of Natural Resources to implement a National Register Nomination of Frenchtown. Our survey work has been completed and our boundary lines have been delineated. A Phase 2 recommendation is for a Multiple Resource Nomination of the Frenchtown area. At our October meeting the Board voted unanimously to continue with an Historical District Nomination. We have neither the money or the resources to do a Multiple Resource Nomination. In talking to other cities that have done Multiple Resource Nominations I find that their comments are negative. Multiple Resource Nominations take many years to completion, mainly because the State and Federal agencies don't have the guidelines complete as to how to handle them. In Frenchtown, time is of the essence. Many buildings are endangered there and could be saved with the controls that a local governmental Historic district Ordinance could enforce. I do not recommend a power of eminent domain as suggested in the Phase 2 report.

Another area of the Phase 2 report that troubles me is the funding suggestions. Many preservationist throughout the country are troubled by the HUD Urban Development Action Grants program (UDAG). Funding through this program is awarded in amounts proportional to project costs, private investment and other public support. With the UDAG program and most of the others mentioned in the Phase 2 report, much city money will have to be expended to implement these programs. I feel the City Council should be aware of this fact.

In discussing the Frenchtown project with the Landmarks Board, we feel that our main concern is preserving valuable historic buildings that could be harmed by too much beautification. A good example is our Riverside Mall. Everytime I walk through it I have the feeling that we gave a party and nobody came. I would say that our one hope is that this couldn't happen in Frenchtown.

Perhaps my feelings could best be described by part of a speech I gave at Lindenwood College in October, 1979 at the dedication of Sibley Hall to the National Register:

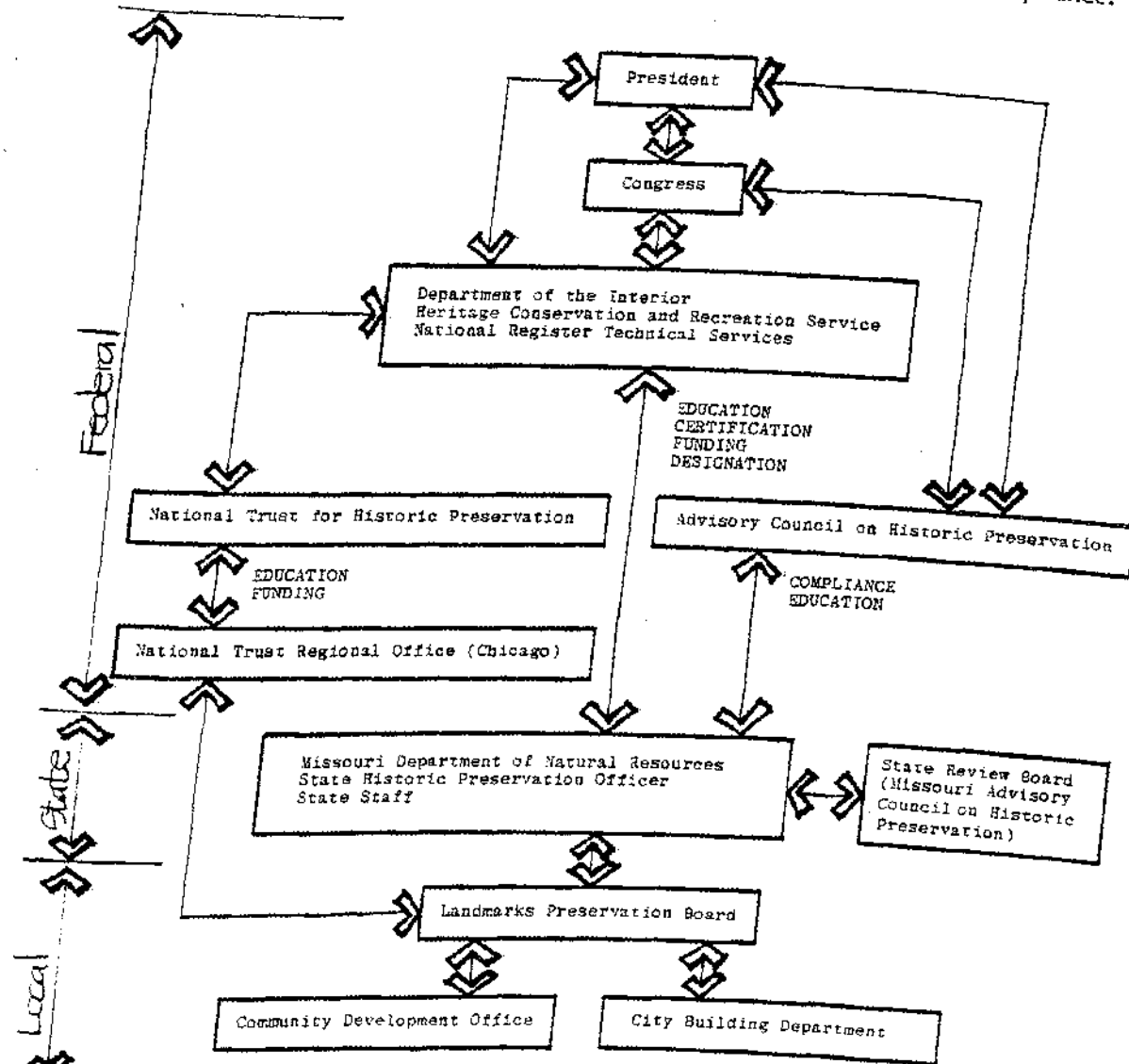
These landmarks were built by people, not machines. They have soft edges and curved, often crazy lines. These buildings have character, shaped by the people who lived in them and built them. An old building is like an old love. It needs constant attention and tender care. An old building is restored more with the heart than the head and usually, only later does the head discover that the heart was right all along. A building restored gives us a vision of what the past is all about. Something tangible to hold on to

...

# PRESERVATION FLOW CHART 1979 - EDUCATION, FUNDING, DESIGNATION, CERTIFICATION & COMPLIANCE

Nominations to the National Register are reviewed by the State Review Board (Missouri Advisory Council on Historic Preservation) and must be signed by the State Historic Preservation Officer before the State staff can forward nominations to the National Register staff in DC for further review.

The SHPO must also sign forms for tax act certification before State staff can forward papers to HCRS; and forms relating to Federally funded or assisted programs which affect properties listed in or eligible for listing in the National Register. The National Register staff review forms for determination of eligibility; the Secretary of the Interior makes the determination. The National Advisory Council of Historic Preservation, however, is charged with the responsibility for review and compliance.





**LOCAL AND NATIONAL DESIGNATION  
COMPARATIVE SUMMARY**

---

	<b>LOCAL DESIGNATION</b>	<b>NATIONAL DESIGNATION</b>
<b>Applicant</b>	Preservation Board	Anyone
<b>Designation by</b>	City Council/Mayor	State Review Board State Historic Preservation Officer National Register Staff Keeper of the National Register
<b>Benefits to Property Owner</b>	Publicity Protection	Publicity Eligibility for Grant in Aid Program Eligibility for Tax Incentives Protection (where projects are Feder- ally funded or assisted)
<b>Controls on Property Owner</b>	Design Review Demolition Control	*Design Review *Demolition Control

\*Only property or projects seeking Grant in Aid funds, Tax Incentives or those which are Federally funded or assisted are involved in design review and demolition control process administered by the State Office of Historic Preservation and the Heritage Conservation and Recreation Service of the U.S. Department of the Interior.

**OBJECTIVE 5  
TRAFFIC  
ESTIMATES/COMMENTS**

<b>5.1 ENCOURAGE 115 REPAIR</b>	
\$2,500	CITY (year 1) Fee for simple market study related to impact of potential Highway 115 closing and lobby (with City) the State for upgrade and on-going maintenance.
\$2,500	COMMUNITY CORPORATION (year 1) Community Corporation portion of market study fee.
5.1	<b>PARK DEPARTMENT</b> - Most important to Frenchtown, but provides a most valuable "back door" for St. Charles. If improved would provide the necessary force for economic growth to Frenchtown and all of St. Charles.
<b>5.2a IMPLEMENT INTERIM CONNECTOR</b>	
\$25,000	CITY (year 1) Rounding improvements only. Design by City staff.
<b>5.2b IMPLEMENT FIFTH STREET EXTENSION</b>	
\$2,141,000	CITY (years 1 - 4) \$62,000 design surveys, \$120,000 design surveys, \$2,050,000 construction, & \$2,050,000 construction respectively. (Note: Since only a portion of the Extension is located in Frenchtown, only half of the total \$4,282,000 amount has been assessed to the Frenchtown "budget".)
5.2	<b>ENGINEERING DEPARTMENT</b> - Currently underway.
<b>5.3 TRAFFIC ENGINEERING</b>	
(no cost)	CITY (on-going) Perform regular traffic analyses to evaluate and modify potential negative impact from Interim Connector and/or Fifth Street Extension.
5.3	<b>ENGINEERING DEPARTMENT</b> - Not in agreement on traffic reversal.
<b>5.4 ENCOURAGE NORTH/SOUTH TRAFFIC ALTERNATES</b>	
(no cost)	CITY (on-going) City traffic department review increased use of Second Street.
<b>5.5 DEDICATE IMPROVED SECOND STREET</b>	
\$100,000	FEDERAL (as available) Community Development funds already approved and budgeted for curb and gutter improvements.
5.5	<b>ENGINEERING DEPARTMENT</b> - Proposing City and State improvements for 80-81 budget year.
<b>5.6 SECOND/CLARK INTERSECTION STUDY</b>	
\$3,500	CITY (year 1) Consulting fee for traffic engineering study.
<b>5.7 PEDESTRIAN SIGNAL</b>	
\$40,000	CITY (year 1) Purchase manually actuated signal.
5.7	<b>ENGINEERING DEPARTMENT</b> - Is planned if grade school does not close.

## OBJECTIVE 5 TRAFFIC

---

Develop a plan to alleviate noise, congestion, and safety problems caused by heavy non-local traffic through the area.

---

### STRATEGIES

1. Encourage (in the strongest possible manner) repair and improvement of the 115 Bridge and assurances that it will connect with Second Street and remain open for the foreseeable future.
2. Immediately implement the Fifth Street interim connector while proceeding with planning and funding to implement the Fifth Street extension.
3. Presuming the interim connector is implemented, evaluate the need for reversing one way traffic flow on Third and Fourth Streets south of Olive and/or additional stop signs on internal residential streets to discourage short cutting and through traffic.
4. Encourage additional methods of moving north-south traffic. Although Fifth Street seems to be the obvious connection from highway 70 on the south to the developing areas north of the Frenchtown neighborhood, it must also be recognized that increased through traffic resulting from either the interim connector or the eventual Fifth Street extension will be detrimental to the residential quality of the street.
5. Investigate the possibility of Second Street as a major north-south distributor, through this area, particularly until implementation of the Fifth Street connector. This plan would require discouraging traffic on Third and Fourth Streets by the placement of additional stop signs.

In order to carry additional traffic, four lanes of Second Street should be available for peak periods. This could be accomplished by eliminating on-street parking between the hours of 7:00 a.m. - 9:00 a.m. and 3:00 p.m. - 6:00 p.m. Parking for early morning and late afternoon hours could be provided by strategically placed, City maintained, off-street parking lots where City land purchases and/or demolition prove feasible.

Under this proposal, the State of Missouri might be persuaded to maintain all four driving lanes and adjacent curbs and gutters. City dedication of existing parking lanes to the State could be considered as an "in-kind match" to attract Federal funds.

Even if the interim connector is accomplished (via Fifth and Olive Streets), Second Street should still be improved utilizing three or four lanes for peak hour traffic. This solution is particularly important for conveyance of north and south bound traffic resulting from the 115 bridge. This could be accomplished simply by proper signalization and no parking signs.

6. Study possible reconfiguration and signal modification at the intersection of Clark and Second Streets to expedite high volume traffic resulting from the 115 bridge.
7. If the Fifth and Olive Street route is used for an interim connector, consideration should be given to the placement of at least one manually actuated pedestrian crossing signal along Third Street between Howard and Wilkinson.

**OBJECTIVE 6  
STREET IMPROVEMENTS  
ESTIMATES/COMMENTS**

<b>6.1 DIVERT CURBS &amp; GUTTERS FUNDS</b>	
	The City has decided to proceed with original curbs and gutter improvement expenditures - see Item 5.5.
<b>6.1</b>	<b>WATER DEPARTMENT</b> - If extensive street improvements are to be done, consideration should be given to renewing water service which in some cases are not now copper.
<b>6.1</b>	<b>ENGINEERING DEPARTMENT</b> - Could use funding for curb and gutter along Second Street.
<b>6.2 PROMPT SECOND STREET MAINTENANCE</b>	
\$40,000	CITY (year 1) Commitment for 50% of overlay cost to secure 50% State match.
\$40,000	STATE (year 1) 50% State match.
<b>6.2</b>	<b>ENGINEERING DEPARTMENT</b> - Submitted to State in Dec. 1979.
<b>6.3 NORFOLK &amp; WESTERN CROSSINGS</b>	
\$32,400	FEDERAL (year 1) 90% share of two \$18,000 crossing improvements.
\$3,600	CORPORATE (year 1) N & W 10% share of two \$18,000 crossing improvements.
<b>6.3</b>	<b>ENGINEERING DEPARTMENT</b> - Have requested with minimal response.
<b>6.4a IMPROVE THIRD STREET/OLIVE TO MORGAN</b>	
\$111,500	CITY (years 1 & 2) Design and design survey and construction.
\$240,000	FEDERAL (years 1 & 2) 70% funding match.
<b>6.4b RECONSTRUCT LAWRENCE</b>	
\$323,000	CITY (years 2 & 3) Design and construction.
<b>6.4c RECONSTRUCT BAYARD</b>	
\$235,000	CITY (years 3 & 4) Design and construction.
<b>6.4d OVERLAY BAINBRIDGE &amp; DRAINAGE DITCH</b>	
\$10,000	CITY (year 5) Overlay.
<b>6.4e SEALCOAT FRANKLIN - EAST OF FRANKLIN</b>	
\$3,500	CITY (year 5) Sealcoat.
<b>6.4f WATERCROSS CONNECTION</b>	
\$11,500	CITY (year 1) Cross connect (fire hydrant) water mains from Fifth to Fourth Street at Olive. Design, right-of-way and construction.
<b>6.4g REPAIR FOURTH STREET - SOUTH OF MORGAN</b>	
\$72,250	CITY (years 4 & 5) Design and construction.
\$156,750	FEDERAL (years 4 and 5) \$15,000 design and \$141,750 (75%) construction funds.
<b>6.4</b>	<b>ENGINEERING DEPARTMENT</b> - Will take into consideration but 5th Street Extension will be receiving extensive funding for several years.
<b>6.6 ALLEY IMPROVEMENTS</b>	
\$32,000	CITY (years 1 - 5) \$6,400 annual subsidy to promote block by block alley improvements.
\$50,500	PRIVATE (years 1 - 5) \$10,100 annual contribution for asphalt overlay by abutting property owners.
<b>6.6</b>	<b>ENGINEERING DEPARTMENT</b> - Possible.

## OBJECTIVE 6 STREET IMPROVEMENTS

---

Describe priorities for improvement of streets, sidewalks, lighting, curbs and alleys (particularly Second Street).

---

### STRATEGIES

1. Divert money, currently programmed for curbs and gutters (under the Community Development program), to other Frenchtown projects with higher visibility and greater potential for attracting additional improvements and contributions from the private sector.

2. Every effort should be made to prompt reconstruction and/or continued maintenance of Second Street (currently serving as Highway 94) by the State Highway Department under a combined State of Missouri and FAUA (Federal Aid to Urban Areas) program. As discussed under the Objective Traffic, State maintenance of all Second Street lanes, and possibly adjacent areas, should be proposed.

City dedication of existing right-of-way to the State may be considered as an "in-kind match" to acquire federal funds.

3. Approach the Norfolk and Western Railroad regarding improvement of rail crossings at Second, Third and Fourth Streets.

4. Encourage the appropriate City authorities to establish a long term plan for improvements in the Frenchtown area. This plan should recognize both major improvement needs and annual maintenance requirements. This plan should be reviewed on a yearly basis, prior to City budget application to compare progress to date versus original projections.

The initial priority should be a) the improvement of Third Street, south of Olive to Morgan. This project, estimated to cost over \$300,000 should address problems related to sidewalks, streets, curbs, waterlines (per Fire Department recommendation) and storm sewers (per City Engineering Department). Flooding problems at French and Third should also be resolved and new inlets provided at Wood and Third.

Lower priorities include:

- b. full reconstruction of Lawrence (\$275,000);
- c. full reconstruction of Bagard (\$195,000);
- d. overlay Bainbridge east of second and clean up drainage ditch (\$10,000);
- e. seal coat Franklin east of Second Street (\$3,500);
- f. cross connection for water from Fifth to Fourth Street at Olive;
- g. future repair of Fourth Street south of Morgan.

6. Publicize City policy regarding alley improvements. (Adjacent property owners are charged \$3.00 per abutting foot for asphalt alley overlay contracted for by the City.) On a one time basis, offer limited subsidies and implementation coordination to blocks requesting such help. This approach would permit full implementation in blocks where confusion and/or lack of total cooperation has previously precluded any activity.

7.0 PARK DEPARTMENT - This should be done.

**7.1 IMPROVE FRENCHTOWN COMMUNICATION**

---

(no cost) COMMUNITY CORPORATION (on-going) Many of these activities are already underway. Members' time only.

**7.2 FORM GOVERNMENT LIAISON COMMITTEE**

---

(no cost) COMMUNITY CORPORATION (year 1) Although this function may eventually be the responsibility of paid staff, preliminary efforts should be begun with members' time only.

**7.3 APPOINT PLAN REVIEW COMMITTEE**

---

(no cost) COMMUNITY CORPORATION (year 1) This should be undertaken primarily with members' time.

## OBJECTIVE 7 COMMUNICATION

---

Ensure that the public is informed, and has the opportunity to participate, during subsequent planning and implementation phases.

---

### STRATEGIES

1. The Community Corporation should attempt to improve communication among all members of the Frenchtown residential and business community; between Frenchtown and influential government, financial, and service agencies; and between Frenchtown and the general public of both St. Charles and surrounding communities.

Methods to begin the accomplishment of this objective should include the development of a "What's Happening in Frenchtown" column for publication in local newspapers, the publication of a regular Frenchtown newsletter (primarily for local distribution) and the scheduling of regular Frenchtown community meetings with attendance representing all Frenchtown interests.

2. The Community Corporation should appoint a committee to investigate and represent the interests of both residents and businesses to the City of St. Charles and other legislative and financial bodies.

3. The Community Corporation should appoint a committee of Frenchtown residents and business people to review proposed plans for restoration, renovation, and new development. Even if this committee has no legal powers, its judgement should be considered as a primary basis for action by the appropriate City agencies.

**8.1 LAYMAN'S GUIDE TO CITY SERVICES**

\$1,000 CITY (year 1) Frenchtown portion (10%) of reproduction cost for city-wide guide, prepared by city staff in consultation with local resident and business representatives.

**8.1 PARK DEPARTMENT - Good**

**8.2 APPOINT NEIGHBORHOOD REPRESENTATIVE**

(no additional cost) CITY (on-going) Although a full-time ombudsman would be highly desirable, this function could be accomplished by modifying an existing staff job description.

**8.3 IMPROVED CODE APPLICATION**

(no additional cost) CITY (on-going) This strategy should be accomplished by modifying existing city policies, programs, and staff job descriptions.

**8.3 PARK DEPARTMENT - Tell Ollie.**

**8.3 BUILDING DEPARTMENT - Suggest more information on "tickets" and procedures. At the end of the paragraph add the words "ultimate condemnation" after the words "legal action".**

**8.4 OCCUPANCY PERMIT PROGRAM**

(no additional cost) CITY (on-going) This strategy should be accomplished by modifying existing city policies, programs, and staff job descriptions.

**8.4 PARK DEPARTMENT - Tell Ollie.**

**8.4 BUILDING DEPARTMENT - I fully concur with a residential occupancy permit program.**

**8.5 CODE ENFORCEMENT PROGRAM**

(no additional cost) CITY (on-going) This strategy should be accomplished by modifying existing city policies, programs, and staff job descriptions.

**8.5 PARK DEPARTMENT - Training additional personnel is preferable to adding staff.**

**8.5 BUILDING DEPARTMENT - Additional personnel will depend on residential use permit implementation, and the time span for achievement of its objective.**



## OBJECTIVE 8 CITY SERVICES

---

Identify needed improvements in fire and police protection; health code, building maintenance, building code, and pollution control enforcement; trash collection, termite control, weed control and street cleaning.

---

### STRATEGIES

1. Improve communication between the City of St. Charles and both residents and business interests. The first method (of potential benefit to all residents and businesses in the City of St. Charles) would be the preparation of a layman's guide to City services. This document should briefly describe processes for dealing with the City on matters such as permits, inspections, complaints regarding City services, etc. Previous efforts in this direction by CPAC and the Planning Department have not fully clarified relationships and work procedures.

By clearly defining responsibilities of the City, residents and businesses, and describing methods for efficient interaction, many of the perceived problems, resulting from misunderstandings, may be overcome. In addition to providing improved city services, efficiencies resulting from public information should be of great benefit.

2. If possible, the City should appoint a representative to respond to Frenchtown problems and opportunities across City departmental lines. It is not expected that coordination of Frenchtown issues would require a full time employee. Rather, modification of an existing employee's job description (allocation of time, responsibility, and authority) could accomplish the desired results. Although the multi-functional nature of this position would allow "home base" to be in any one of several City departments, the Planning Department seems the most obvious to undertake this responsibility.

Presuming that this type of "neighborhood coordinator" would be of benefit to other neighborhoods within the City, it may be advisable to hire a full time or part time employee specifically dedicated to representation of the City at the neighborhood level.

3. Attention should be given to the development of a regular, consistent, and aggressive program of inspection, violation notification, and prosecution based on existing building codes. Since existing City ordinances provide only condemnation (and eventual demolition) as a penalty for noncompliance, this program might be improved by inclusion of a statute to permit relatively inexpensive "tickets" for noncorrection of nuisance violations within a reasonable time after the initial notification. Subsequent non-compliance could result in more expensive "tickets" and eventually legal action.

4. The City should adopt a Residential Occupancy Permit program which would require inspection of each proposed residence prior to changes in ownership or occupancy. Building owners would be responsible for correction of any violations of St. Charles City Housing Ordinances prior to change in ownership or occupant. (See Appendix for presentation of University City, Missouri Occupancy Permit program.)

5. Code enforcement is of such high priority for the future of Frenchtown that it may be advantageous to supplement City personnel or to provide additional specialized training for existing personnel. Certainly, rigorous code enforcement would be advantageous to the entire City as well as the Frenchtown area.

OBJECTIVE 9  
PUBLIC UTILITIES  
ESTIMATES/COMMENTS

---

**9.1 SEWER AND WATER**

---

\$11,000 CITY (years 1 & 2) \$10,000 and \$1,000 respectively, inspection cost.  
\$33,000 STATE (year 2) 1/3 share of improvement construction cost.  
\$66,000 FEDERAL (year 2) 2/3 share of improvement construction cost.

**9.1 WATER DEPARTMENT** - Consider replacing 4" water main between Morgan Street and Randolph on Third Street.

**9.2 PUBLISH RESULTS & COMMENTARY**

---

\$4,000 CITY (years 1 - 4) \$1,000 annual.

**9.2 WATER DEPARTMENT** - Make complete fire flow tests in total improvement area to determine deficiency of system if below standards.

**9.3 SEWER SEPARATION PROGRAM**

---

\$12,000 CITY (years 1 - 4) \$3,000 annual appropriation to secure 90% State and Federal commitment for separation of sanitary and storm sewers.  
\$36,000 STATE (years 1 - 4) 30% State commitment to sewer separation program.  
\$72,000 FEDERAL (years 1 - 4) 60% Federal commitment to sewer separation program.

**OBJECTIVE 9  
PUBLIC UTILITIES**

---

Recommended improvements in water supply (for fire hydrants), sanitary sewer system, and especially storm water drainage.

---

**STRATEGIES**

1. Request appropriate City agencies and/or contractors to perform full range of tasks to determine capacities and conditions of storm sewer, sanitary sewer, and water systems.
2. Publish test results and commentary, legible to laymen in so far as possible, comparing existing conditions to acceptable standards.
3. Approximate costs of individual segments of required improvements should be given along with a proposed time table for accomplishment.

**OBJECTIVE 10  
RECREATION  
ESTIMATES/COMMENTS**

---

**10.1 BLANCHETTE PARK PATH**

---

(no cost) CITY (year 1) Improve existing paths. Minimal work by city staff.

**10.1 PARK DEPARTMENT** - Are foot paths interpreted as being "sidewalks"?

**10.2 NORFOLK & WESTERN LINEAR PARK**

---

\$20,000 CORPORATE (year 1) Landscaping, street furniture, and lighting.

**10.2 PARK DEPARTMENT** - I believe that this rail is still being used by ACF and MKT. So long as this occurs the N&W will not divert use.

**10.3 COMMUNITY CENTER FEASIBILITY STUDY**

---

\$5,000 COMMUNITY CORPORATION (year 1) Consultant's fee for identification and evaluation of alternate Community Center locations/buildings.

**10.3 PARK DEPARTMENT** - What about the possibility of the abandoned McKinley School?

## OBJECTIVE 10 RECREATION

---

Provide for playgrounds, parks and/or a Community Center.

---

### STRATEGIES

1. Provide better access to Blanchette Park. This can be accomplished by improving existing foot paths, particularly from the area of Fifth Street and Olive.
2. Due to the infrequency, but mandatory nature of rail traffic along the spur serving ACF and McDonnell Douglas, the City should request that the railroad right-of-way be converted to a linear park providing a local amenity to residents of the area in addition to serving as a direct pedestrian and bicycle link from Second Street to Blanchette Park. Alternatively, St. Charles residents already using Blanchette Park would be given an inviting path through Frenchtown into the heart of the Second Street shopping district and beyond, to the proposed riverfront bike path.

The importance of this linear park should be emphasized. The right-of-way, which now serves as a significant barrier between northern and southern portions of the Frenchtown neighborhood could become a positive element for unifying the area physically and psychologically.

3. The feasibility of a Community Center should be explored. The General Woodcraft Building should be considered for this use due to its potential availability, its central and prominent location on Second Street, its adjacency to the proposed linear park, ease of vehicular access, and the availability of adjacent and nearby parking. Additional advantages would result from the physical configuration of the building, providing high bay spaces for physical activity in addition to finished spaces for meeting areas and administrative spaces.

**OBJECTIVE 11  
NEW DEVELOPMENT  
ESTIMATES/COMMENTS**

---

**11.1 COMMITMENTS**

---

(no cost) CITY, STATE, BOARD OF EDUCATION, ET AL (on going) Cooperation in determining goals and securing commitments.

**11.2 BLIGHTING/353 CORPORATION**

---

\$10,000 COMMUNITY CORPORATION (year 1) Legal costs and seed money to establish limited dividend Redevelopment Corporation.

**11.3 STREETScape IMPROVEMENTS**

---

\$25,000 CITY (years 1 - 5) \$5,000 annual expenditure for trees, benches, signage, etc.

**11.4 PUBLIC PARKING LOTS**

---

\$75,000 CITY (years 1 - 5) \$15,000 annual 30% match to secure Federal commitment for property acquisition and development of Second Street off-street parking lots.

\$175,000 FEDERAL (years 1 - 5) \$35,000 annual 70% commitment for Second Street off-street parking.

**11.5 PROMOTE SECOND STREET BUSINESS**

---

(no cost) COMMUNITY CORPORATION (on-going) Long range marketing strategy and new business recruitment program requires members' time only.

## OBJECTIVE 11 NEW DEVELOPMENT

---

Encourage new commercial development on Second Street, and reinforce existing businesses, through recommendations concerning improved appearance, identity, parking facilities and public improvements. Encourage new development on vacant areas elsewhere in Frenchtown.

---

### STRATEGIES

1. Clarification of intent and long range commitments by the City regarding public improvements, State of Missouri regarding the 115 bridge, and St. Charles Board of Education regarding the future of Benton and McKinley Schools, appear to be major goals to be accomplished in the promotion of new development and rehabilitation. Pressure by the proposed Frenchtown Community Corporation could help to clarify the questionable nature of involvement of these agencies which have had and will continue to have a major impact on the Frenchtown area.

2. The west side of Second Street from Decatur on the south to Tecumseh on the north and the east side of Second Street from Franklin on the south to Tecumseh on the north should be blighted in order to provide tax abatement incentives for improvements to existing structures and/or new developments which may be attracted to the area. The Community Corporation should help to establish a Redevelopment Corporation as the designated redeveloper with control over individual project proposals and the authority to transfer tax abatement benefits. This approach will allow the Redeveloper to prepare specific plans for the area and provide both incentives and powers to effectuate the plan.

An additional advantage of such blighting would be the potential for land assembly, otherwise impossible to achieve within realistic financial limits.

3. The City of St. Charles should begin an incremental approach to streetscape improvements in conjunction with private contributions and/or improvements by abutting business properties. Preliminary emphasis should be given to a tree planting program along Second Street. A secondary priority could be given to cooperative funding of sidewalk improvements, especially if State of Missouri improvement to Second Street (plus curbs and gutters) necessitates sidewalk reconstruction. Although much lower on the list of priorities, consideration should also be given to amenities such as signs, benches, trash receptacles, and other street furniture.

4. City purchase of Second Street properties (of limited value in the opinion of the Community Corporation) and conversion to public parking lots can overcome the burden of early morning and late afternoon parking restrictions. In addition, these lots will provide additional close range parking for mid-day, evening and weekend peak parking loads.

5. Take action to offset potential traffic volume reduction resulting from completion of I-70 bridge, possible 115 bridge closing, and/or implementation of the interim connector and Fifth Street connector.

Although the businesses currently on Second Street do not rely, in general, on "impulse buying", the traffic volumes on Second Street do create a general awareness of location and services which we feel is important to the overall financial success of these establishments. If traffic volumes are reduced significantly, many of the existing

**OBJECTIVE 11  
NEW DEVELOPMENT  
ESTIMATES/COMMENTS**

---

**11.6 INDUSTRIAL PARK INCENTIVES**

---

\$225,000 FEDERAL (as possible) Land "write down", site preparation, and low interest construction loan incentives.

**11.7 INSTITUTIONAL HOUSING PARTICIPATION**

---

\$7,500 CITY (years 1 & 2) \$3,750 both years as "write-down" funds to offset purchase/rehab. vs. market rate resale price.  
\$7,500 COMMUNITY CORPORATION (years 1 & 2) Half of "write-down" funds to offset purchase/rehab vs. market rate resale price.  
(no cost) PRIVATE (years 1 & 2) Although financial input by local institutions would be highly advantageous, significant gains could be achieved merely through their provision of leadership, sponsorship, and other administrative functions.



**OBJECTIVE 11  
NEW DEVELOPMENT**

---

businesses will not be able to remain. This may lead to the eventual disintegration of Second Street as a viable commercial area unless extreme measures are taken to encourage development which will attract clients to the area by the nature and quality of services provided. The development of a concentrated area of high quality antique and related stores, particularly in the area south of French Street could provide such an attraction.

6. Consideration should be given to the development of a light industrial park east of Second Street between French and Tecumseh. This type of development, not reliant upon high visibility from future Second Street traffic, could provide an important anchor for the northern end of the Frenchtown community. Although this concept appears to be realistic, problems relating to floodway, flood plain, and subsurface conditions must be anticipated and explored fully to determine the project's feasibility.

It is probable that the realization of this project will require significant incentives and assistance. Land assembly, land cost write-down, low interest loans, and/or other forms of technical and financial assistance should be considered. Obviously, the projected costs of such an undertaking must be carefully weighed against anticipated direct benefits and "spin-off" improvements, particularly the positive impact on adjacent properties.

7. Encourage major Frenchtown institutions to participate in housing rehabilitation and resale. For maximum impact, originally, this program, should be focused on those blocks of Third Street immediately north of the Academy of the Sacred Heart.

In theory, and by reference to similar St. Louis projects, initial housing improvements, sponsored by these institutions, should provide the impetus for similar private investment. It should be realized that due to the present market and rehabilitation costs, initial projects will require subsidies in order to be sold at current market rates.

**OBJECTIVE 12**  
**LOCAL SERVICES**  
**ESTIMATES/COMMENTS**

---

**12.1 NO ACTION REQUIRED**

---

**12.2 LOBBY BI-STATE DEVELOPMENT AGENCY**

(no cost) **COMMUNITY CORPORATION, CITY, CORPORATIONS, INSTITUTIONS, AND PRIVATE CITIZENS (year 1)** Determine Frenchtown (and St. Charles) needs for public transportation and work with Bi-State for increased frequency and routes.

**12.3 APPROACH GROCERY OWNERS**

(no cost) **COMMUNITY CORPORATION (on-going)** Members' time only.

**12.4 APPROACH ST. JOSEPH HOSPITAL**

(no cost) **COMMUNITY CORPORATION (on-going)** Members' time only.

## OBJECTIVE 12 LOCAL SERVICES

---

Promote local services (such as a grocery store, doctor, public transportation) related to neighborhood needs.

---

### STRATEGIES

1. Due to the very strong and clear response (at Town Hall Meeting 2) that local services should exist only if they can be self supporting and not with the financial support of the community, the attraction and on-going existence of local services should be left to market forces. Although "recruiting" may be somewhat helpful in stimulating interest from services in the Frenchtown area, the on-going financial viability of such services should not be underwritten by the community.
2. Officials of St. Charles should lobby Bi-State Development Agency for increased bus transportation throughout St. Charles. Both pattern and frequency should be increased significantly.
3. Representatives of the Community Corporation should approach operators of local grocery stores to determine whether they may be interested in expanding their present operations or relocating to the Frenchtown area. Potentially available incentives, such as land assemblage and cost write-down, adjacency to future public parking, and tax abatement should be considered as attractions.
4. Representatives of the proposed Community Corporation should meet with officials of St. Joseph's Hospital to determine whether medical service to the Frenchtown area, particularly its senior citizens, could be improved by the initiation of a "store-front clinic", mobile clinic, hospital shuttle, or other means which would be of interest to St. Joseph's.

OBJECTIVE 13  
LAND USE  
ESTIMATES/COMMENTS

---

**13.1 NEIGHBORHOOD ZONING KNOWLEDGE**

(no cost) COMMUNITY CORPORATION (on-going) Understanding and "watchdog" work by members. Official action as required by appropriate City departments.

**13.2 IDENTIFY NON-COMPATIBLE PROPERTIES**

(no cost) COMMUNITY CORPORATION (on-going) Review specific French-town goals and acquisition targets. Consultants could be used but this strategy could be accomplished by members only.

**13.3 ENCOURAGE NON-COMPATIBLE RELOCATION**

COMMUNITY CORPORATION (on-going) Financial incentives may be required but initial efforts should require members' time only.

**13.4 NO ACTION REQUIRED**

---

**13.5 APPROACH ANTIQUE DEALERS**

(no cost) COMMUNITY CORPORATION (on-going) Business marketing program will require members' time only.

**13.6 FRENCHTOWN SHOPPERS BUS**

\$6,000 COMMUNITY CORPORATION (long range) Shoppers' bus first-cost only.

## OBJECTIVE 13 LAND USE

---

Encourage compatible land uses where feasible. Where not feasible, explore buffering and/or environmental controls to reduce adverse effects.

---

### STRATEGIES

1. The most important strategy to encourage compatible land uses is the neighborhood development of a thorough understanding of existing zoning ordinances, the "grandfather-clause", and conditional use regulations which permit existing compatibilities.

Once these regulations are understood, it will be possible to identify and prosecute potential violations as they occur. A "watchdog" approach, under the auspices of the Community Corporation, should work closely with the appropriate City departments to ensure that any existing violations are corrected and subsequent intrusions not allowed.

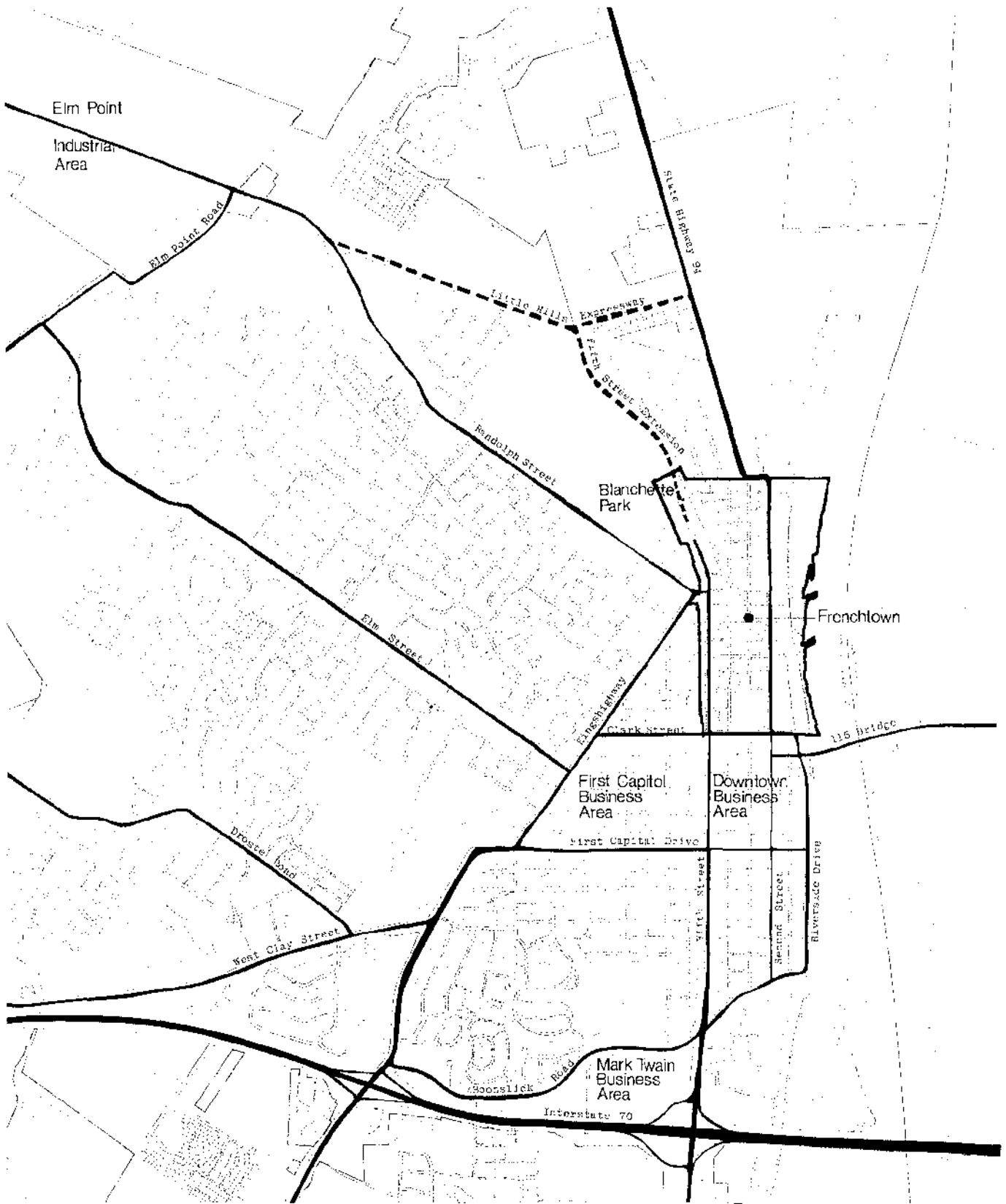
2. Properties considered "noncompatible" by the Community Corporation should be identified for purchase (at market rate) by the Redevelopment Corporation or Community Corporation as they become available. Negotiations should be initiated at the earliest possible time, where these noncompatible properties are important to the realization of general community objectives including adequate parking for commercial uses or assembly of property for new development.

3. If appropriate, noncompatible uses should be encouraged to relocate via property trades or outright financial incentives underwritten by the City or Community Corporation.

4. It should be noted that only in the most critical situations should property or structures be acquired without the likelihood of immediate transfer to new private developers whose intended plans will bring the subject property into a compatible use. In this way, the City, Redevelopment Corporation, and/or Community Corporation will act primarily as an expediter (with the exception of properties intended for public use) and not as a long term property owner having responsibility for property maintenance.

5. Approach major St. Louis antique dealers regarding the establishment of satellite stores along Second Street. Antique dealers currently located in the City of St. Louis may also be interested in moving to North Second Street as the area begins to develop as a center for high quality antique furniture and other items.

6. Commercial development could also be enhanced by the provision of improved public transportation. Although this strategy may be beyond the immediate means of the Community Corporation, consideration should eventually be given to the institution of a "Frenchtown Shoppers" busline which could transport shoppers from nearby neighborhoods and other shopping districts. The general need for improved transportation has been highly recommended under LOCAL SERVICES (objective 12).



**Comprehensive Revitalization Plan  
Frenchtown Neighborhood**

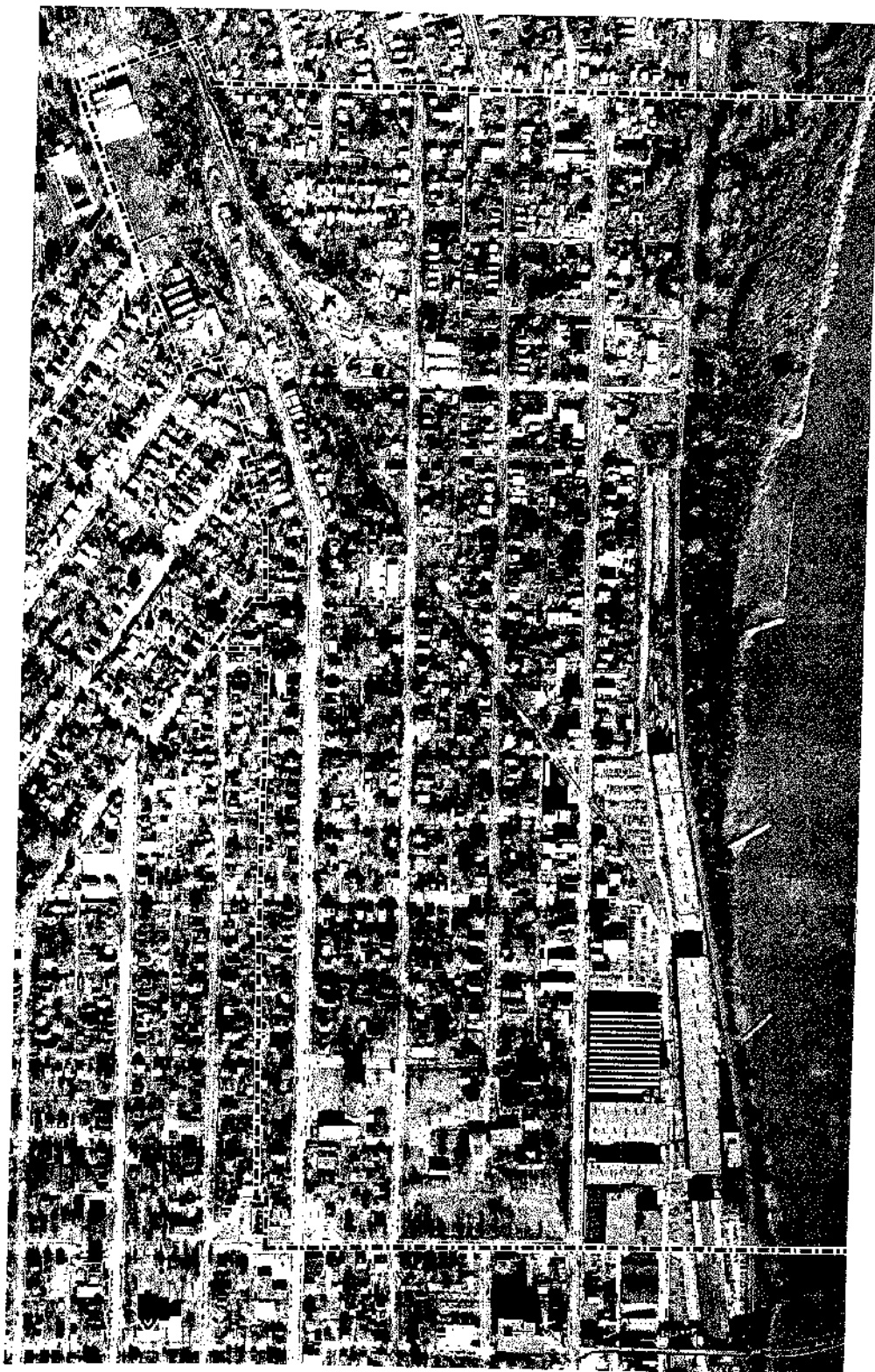
Prepared for  
The City of St. Charles, Missouri  
Community Development Office

**Project Team**

Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

**Frenchtown  
Location Map**



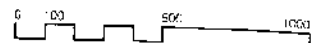


**Comprehensive Revitalization Plan    Project Team**  
**Frenchtown Neighborhood**

Prepared for  
The City of St. Charles, Missouri  
Community Development Office

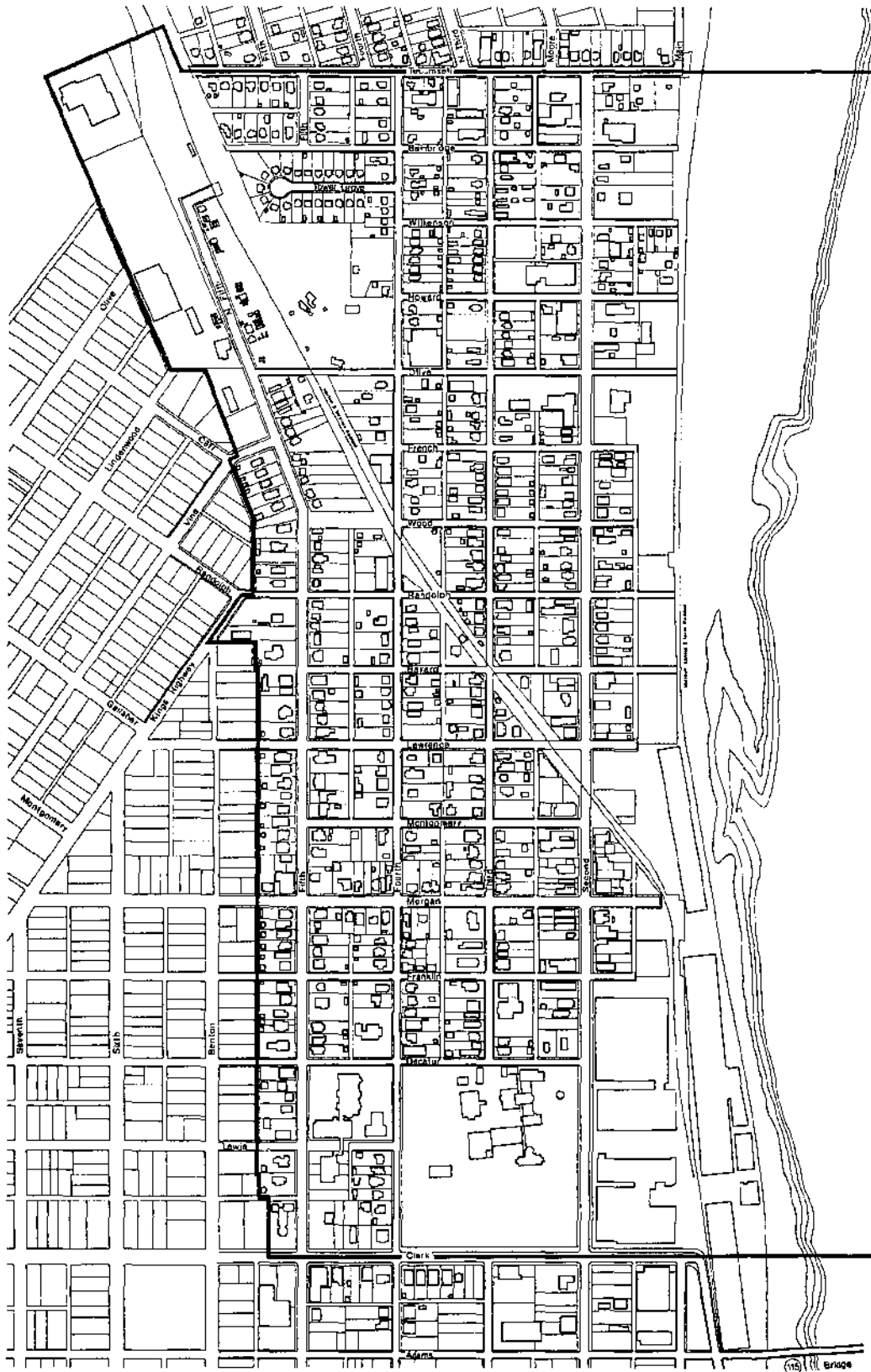
Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

**Project Area**  
**Aerial Photograph**



December 1972

Plate 1

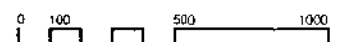


**Comprehensive Revitalization Plan Project Team**  
**Frenchtown Neighborhood**

Prepared for  
 The City of St. Charles, Missouri  
 Community Development Office

Planners - Henderson Gantz, Incorporated  
 Socioeconomic Analysts - City Equity Corporation  
 Civil Engineers - Ingram • Kiethline • Wehmeyer  
 Preservation Consultant - Carolyn Hewes Toft

**Project Area**  
**Outboundary**



August 1979



Boys Club

St. Charles Mt. Finishing

Stock Nolle Co.

Sinclair Refining

Standard Oil Co.

Skelly Oil Co.

Gypsum Ind. Stor.

Highway Dept.

1420

1427

1425

1415 duplex

1407

1315

1300

grassy lot

1307

1301

1223

1040

1203

Kings Hwy.

1510

1512 duplex

1510

1508

1500

1504

1500 duplex

1426

1420

1410

1404

1400

1328

1322

1310 duplex

1304

1300

Bayard

1278

1272

1210

1208 duplex

1200

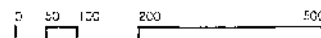
**Comprehensive Revitalization Plan  
Frenchtown Neighborhood**

**Project Team**

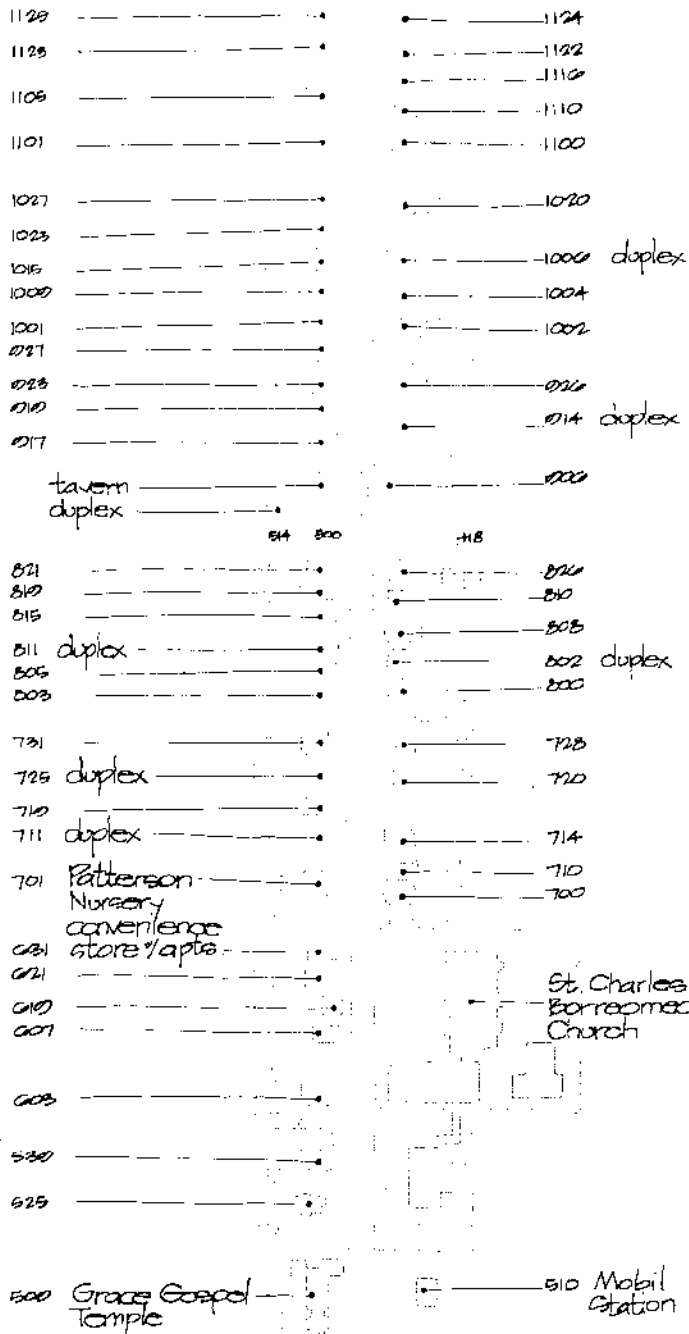
Prepared for  
The City of St. Charles, Missouri  
Community Development Office

Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

**Fifth Street  
North of Bayard**



September 1979



**Comprehensive Revitalization Plan  
Frenchtown Neighborhood**

Prepared for  
The City of St. Charles, Missouri  
Community Development Office

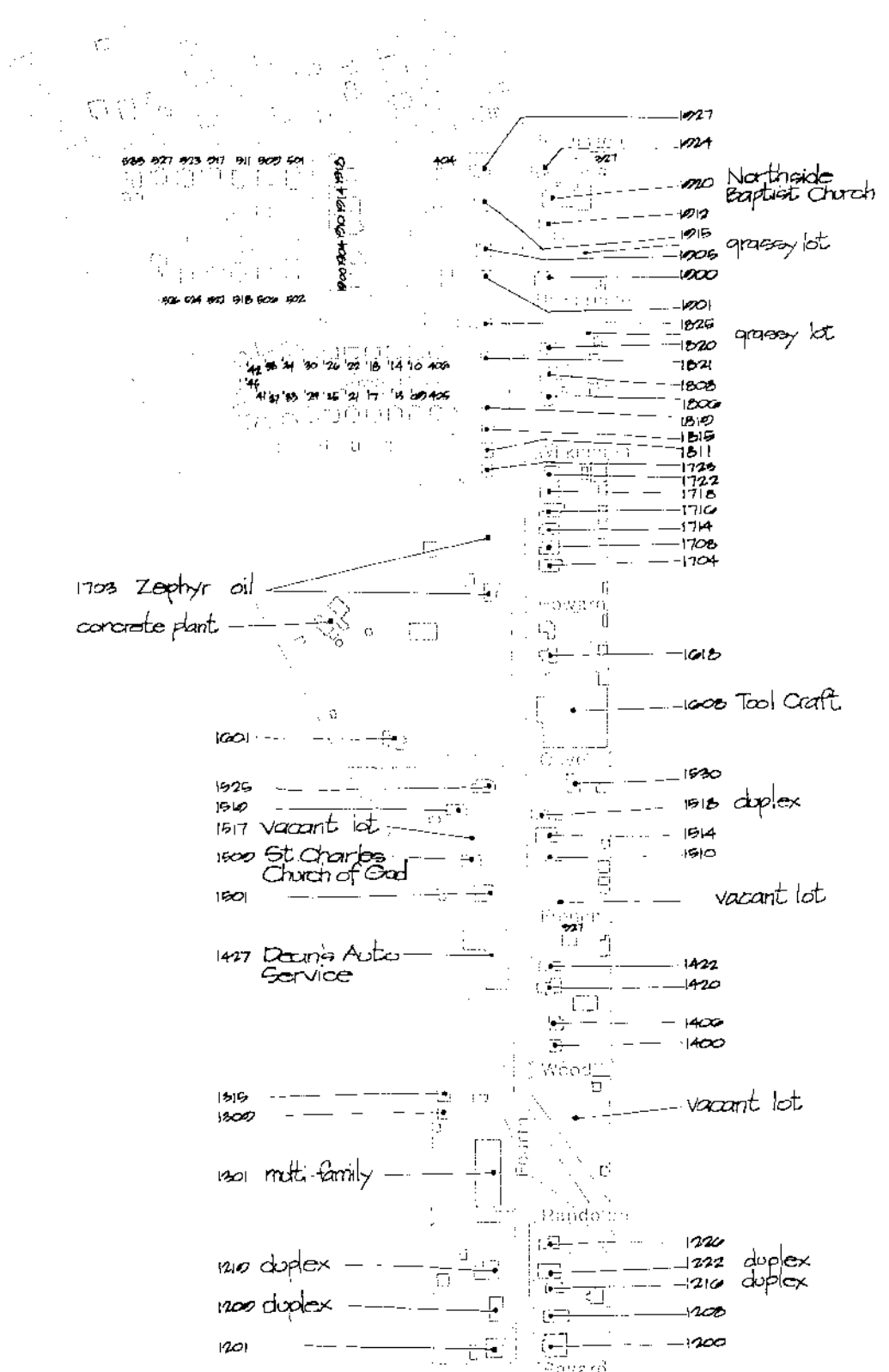
**Project Team**

Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Tol

**Fifth Street  
South of Bayard**

0 50 100 200 300

September 1978

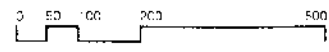


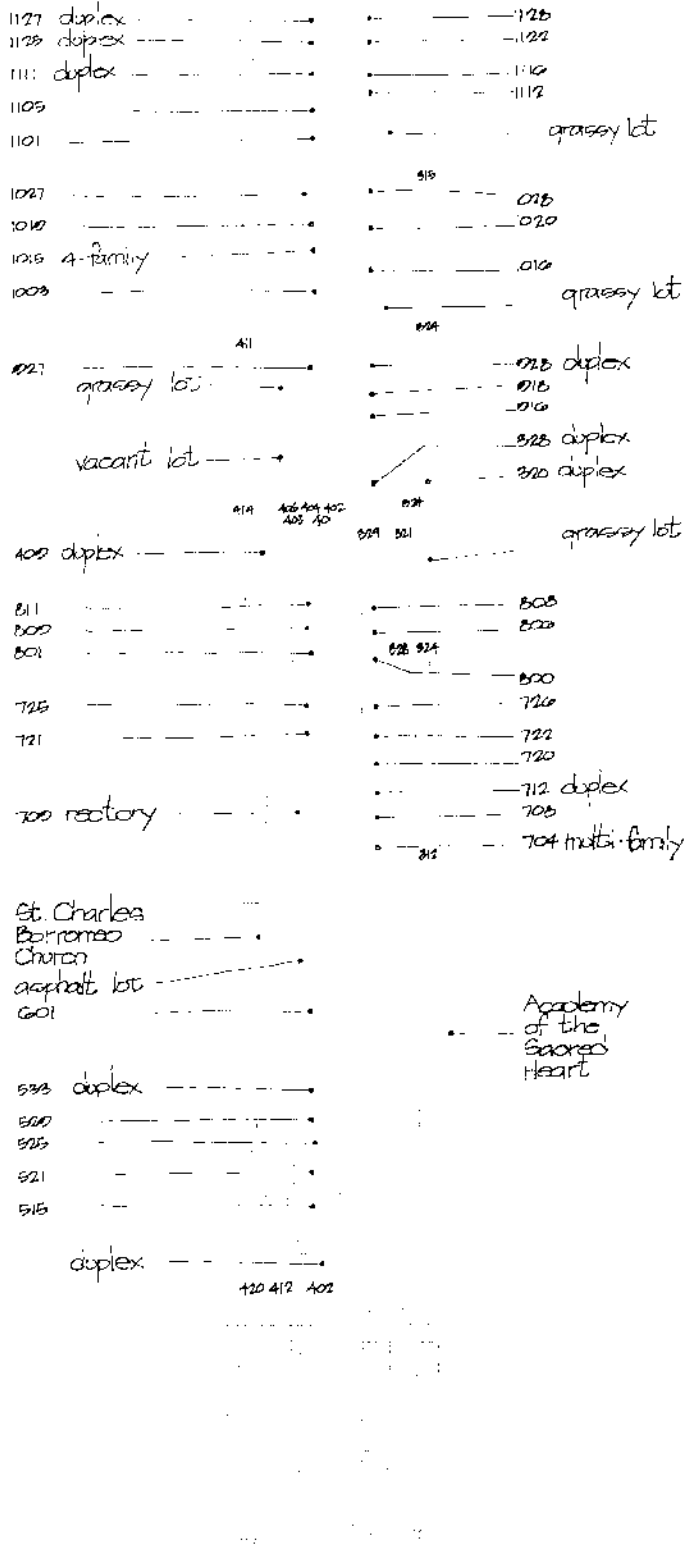
**Comprehensive Revitalization Plan Project Team**  
**Frenchtown Neighborhood**

Prepared for  
 The City of St. Charles, Missouri  
 Community Development Office

Planners - Henderson Gantz, Incorporated  
 Socioeconomic Analysts - City Equity Corporation  
 Civil Engineers - Ingram • Kiethline • Wehmeyer  
 Preservation Consultant - Carolyn Howes Toft

**Fourth Street**  
**North of Bayard**



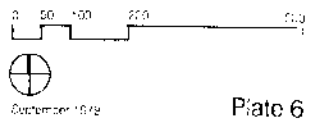


**Comprehensive Revitalization Plan    Project Team**  
**Frenchtown Neighborhood**

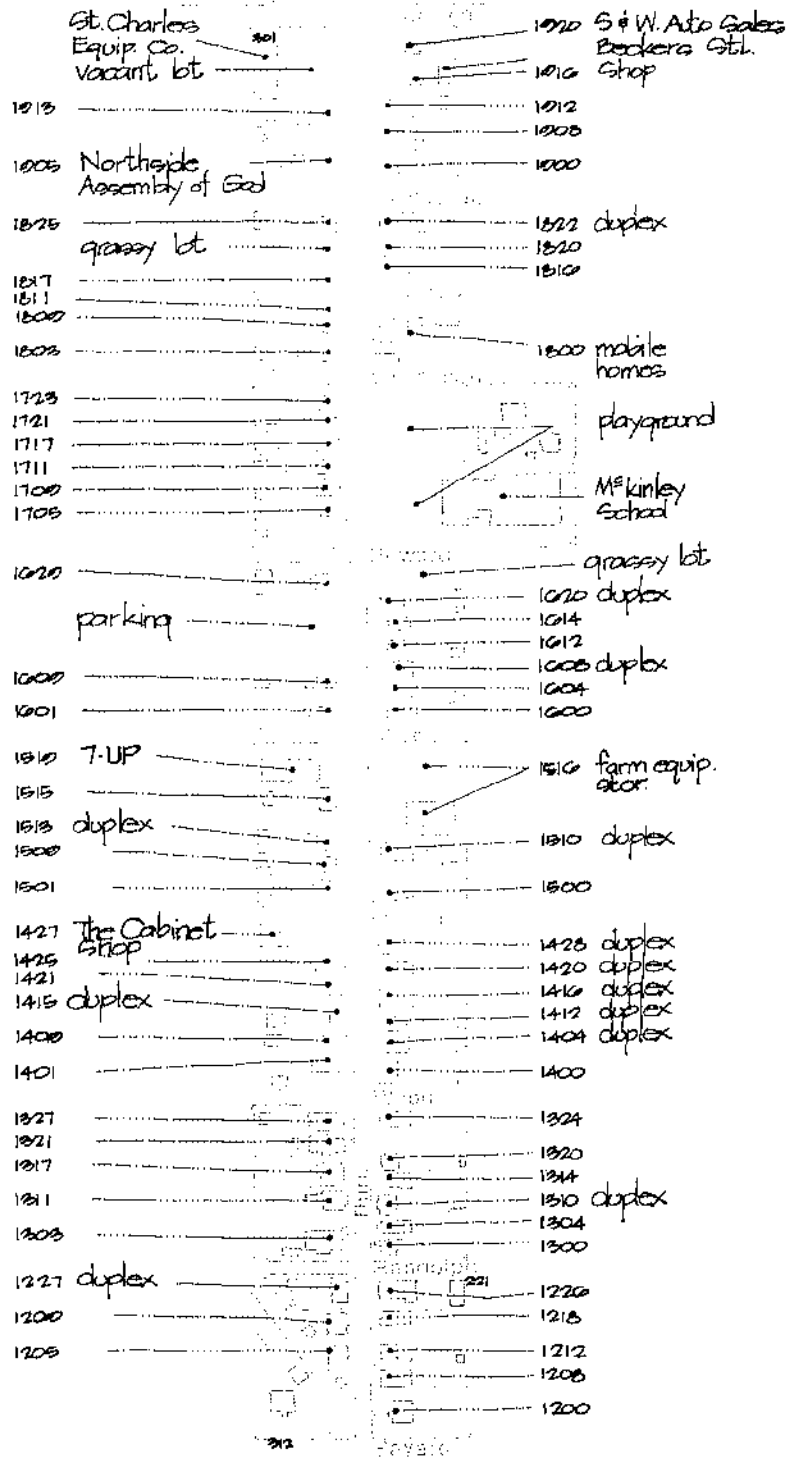
Prepared for  
 The City of St. Charles, Missouri  
 Community Development Office

Planners: Henderson Gantz, Incorporated  
 Socioeconomic Analysts - City Equity Corporation  
 Civil Engineers - Ingram • Kietzline • Webermeyer  
 Preservation Consultant - Carolyn Hewes Toft

**Fourth Street  
 South of Bayard**



**Plate 6**



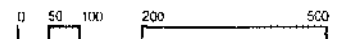
**Comprehensive Revitalization Plan  
Frenchtown Neighborhood**

**Project Team**

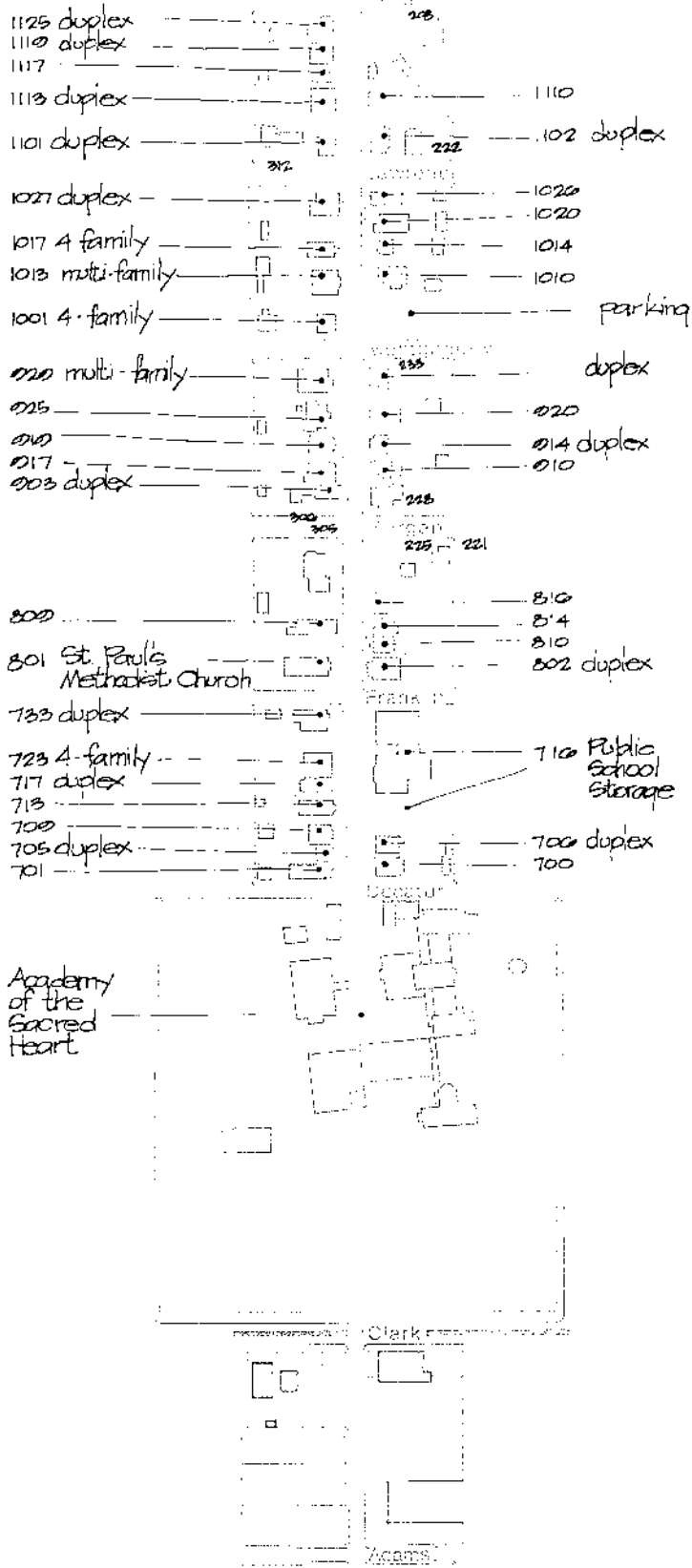
Prepared for  
The City of St. Charles, Missouri  
Community Development Office

Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

**Third Street  
North of Bayard**



September 1979



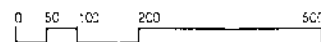
**Comprehensive Revitalization Plan  
Frenchtown Neighborhood**

**Project Team**

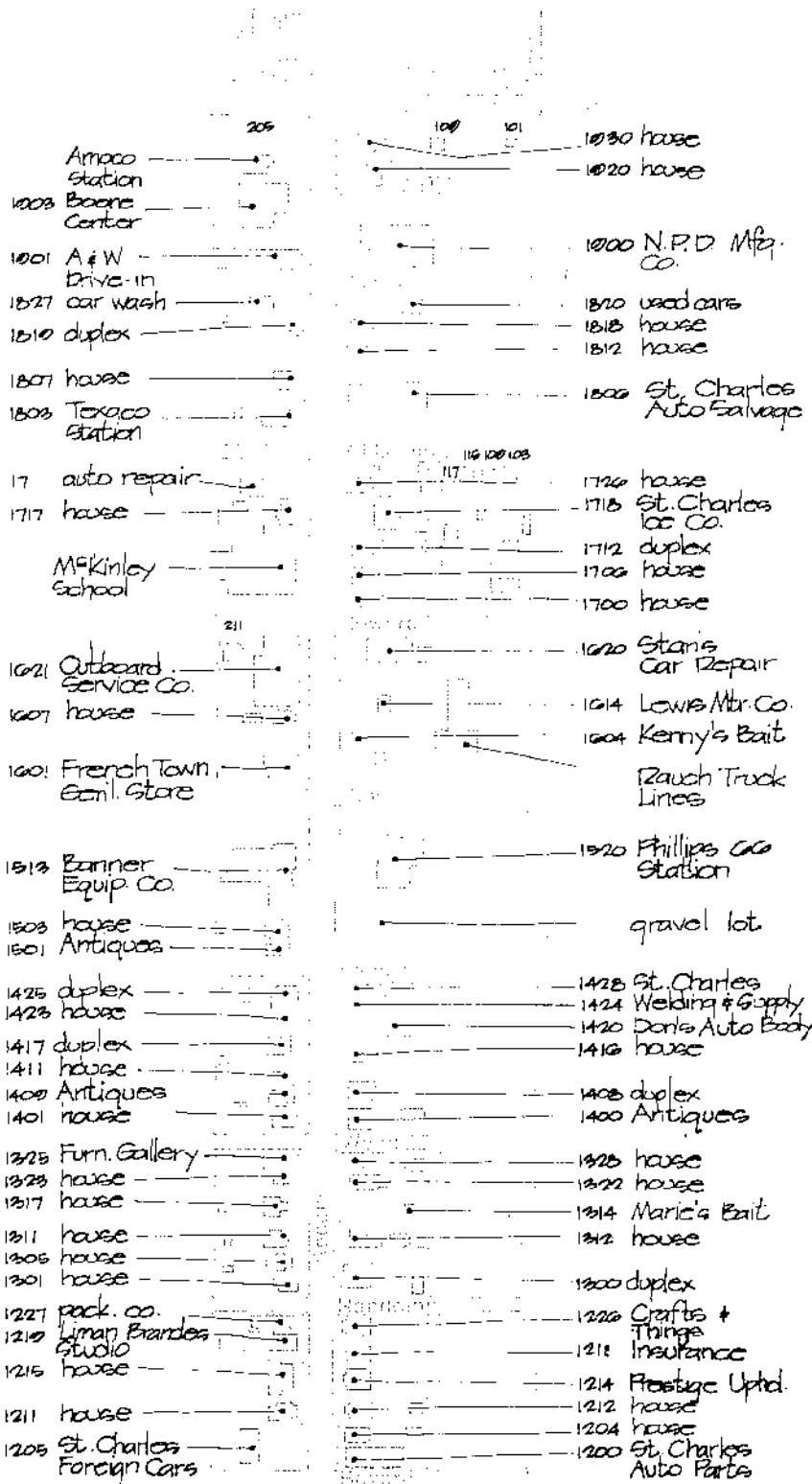
Prepared for  
The City of St. Charles Missouri  
Community Development Office

Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

**Third Street  
South of Bayard**



September 1979

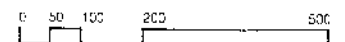


**Comprehensive Revitalization Plan Project Team**  
**Frenchtown Neighborhood**

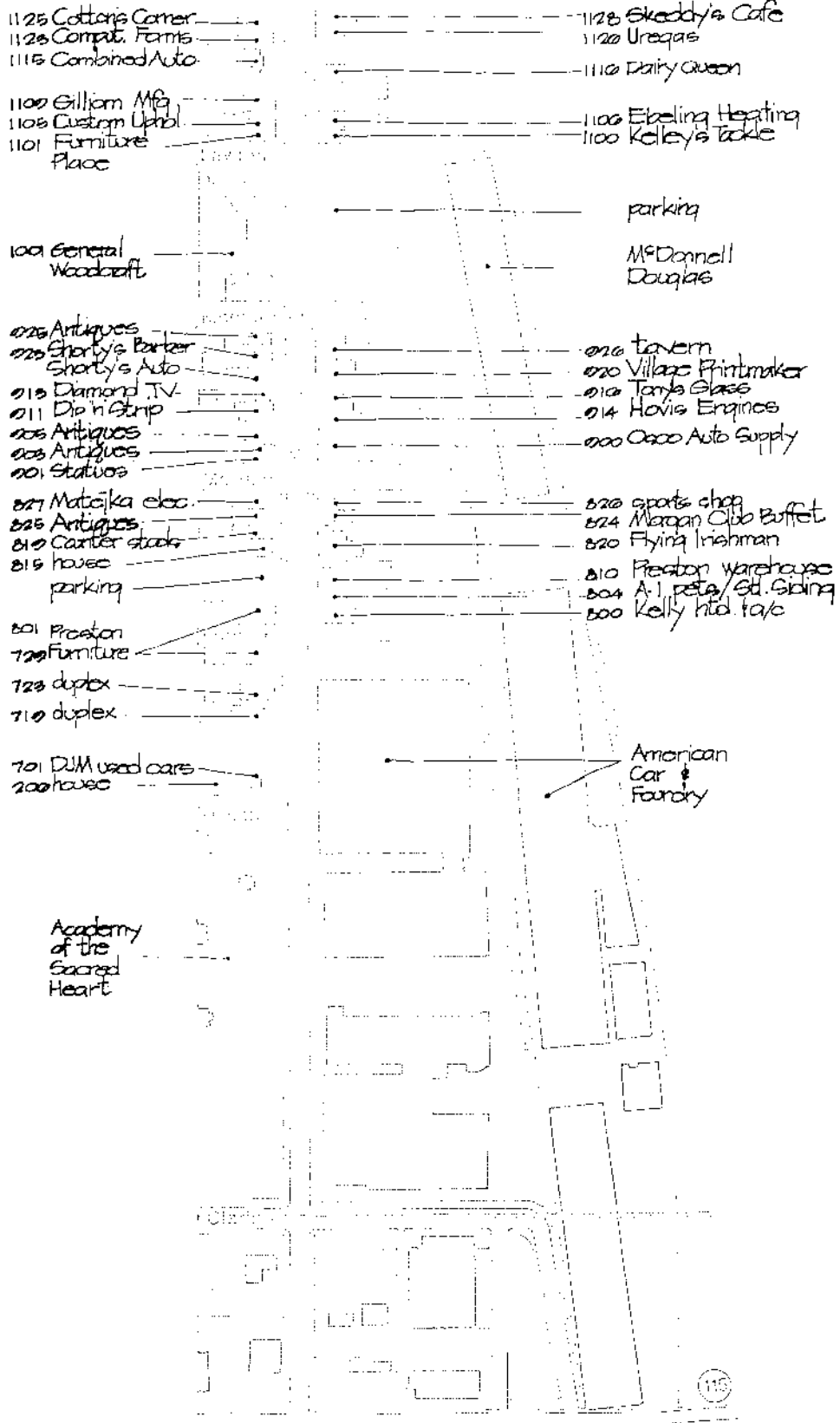
Prepared for  
 The City of St. Charles, Missouri  
 Community Development Office

Planners - Henderson Gantz, Incorporated  
 Socioeconomic Analysts - City Equity Corporation  
 Civil Engineers - Ingram • Kiethline • Wehmeyer  
 Preservation Consultant - Carolyn Hewes Toft

**Second Street  
 North of Bayard**



September 1975



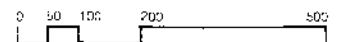
**Comprehensive Revitalization Plan  
Frenchtown Neighborhood**

Prepared for  
The City of St. Charles, Missouri  
Community Development Office

**Project Team**

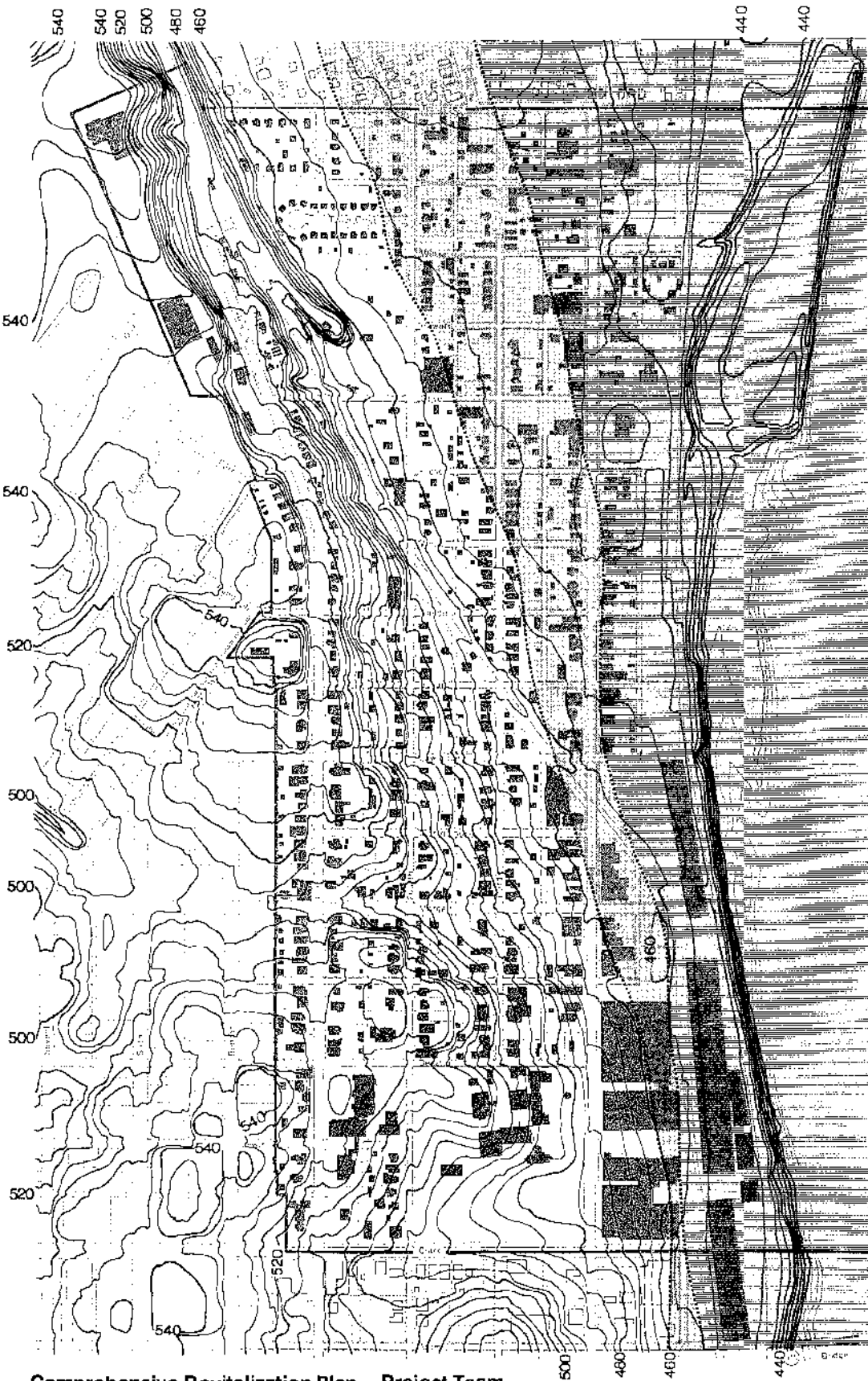
Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

**Second Street  
South of Bayard**



September 1979





**Legend**

- 540 Elevation
- ▬ 100 Year Flood Line
- ▬ 500 Year Flood Line

**Comprehensive Revitalization Plan Frenchtown Neighborhood Project Team**

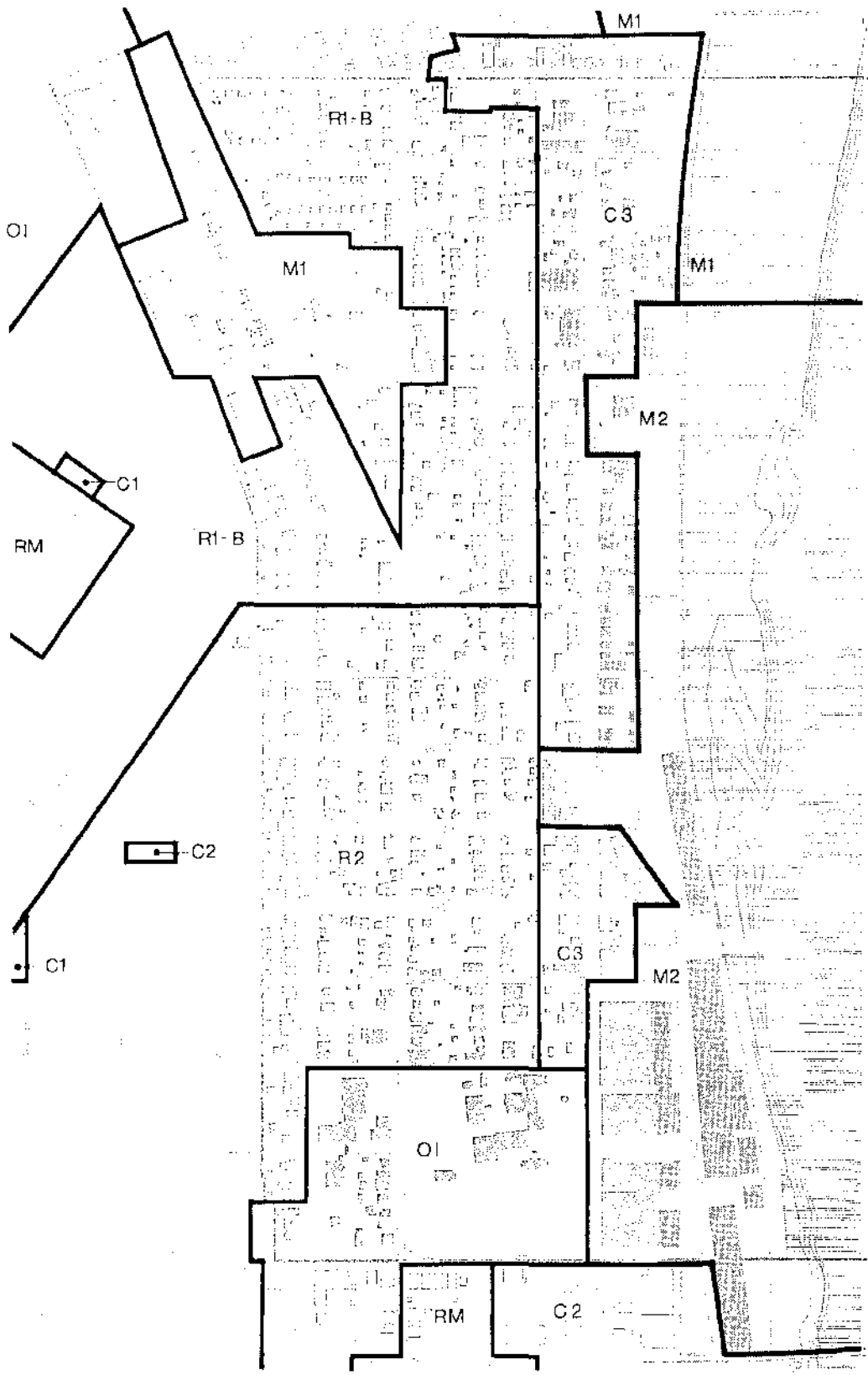
Prepared for  
 The City of St. Charles, Missouri  
 Community Development Office

Planners - Henderson Gantz, Incorporated  
 Socioeconomic Analysts - City Equity Corporation  
 Civil Engineers - Ingram • Kiethline • Wehmeyer  
 Preservation Consultant - Carolyn Hewes Toft

Information from City of St Charles topographic map and N.F.I.P. Flood Insurance Rate Map

**Existing Topography**





**Legend**

- R1-B Single Family Residential
- R2 Two Family Residential
- RM Multiple Family Residential
- OI Office Institution
- C1 Neighborhood Business
- C3 Commercial Business
- M1 Limited Industrial
- M2 General Industrial
- Flood Prone
- Flood Hazard

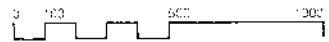
**Comprehensive Revitalization Plan Project Team**  
**Frenchtown Neighborhood**

Prepared for  
 The City of St. Charles, Missouri  
 Community Development Office

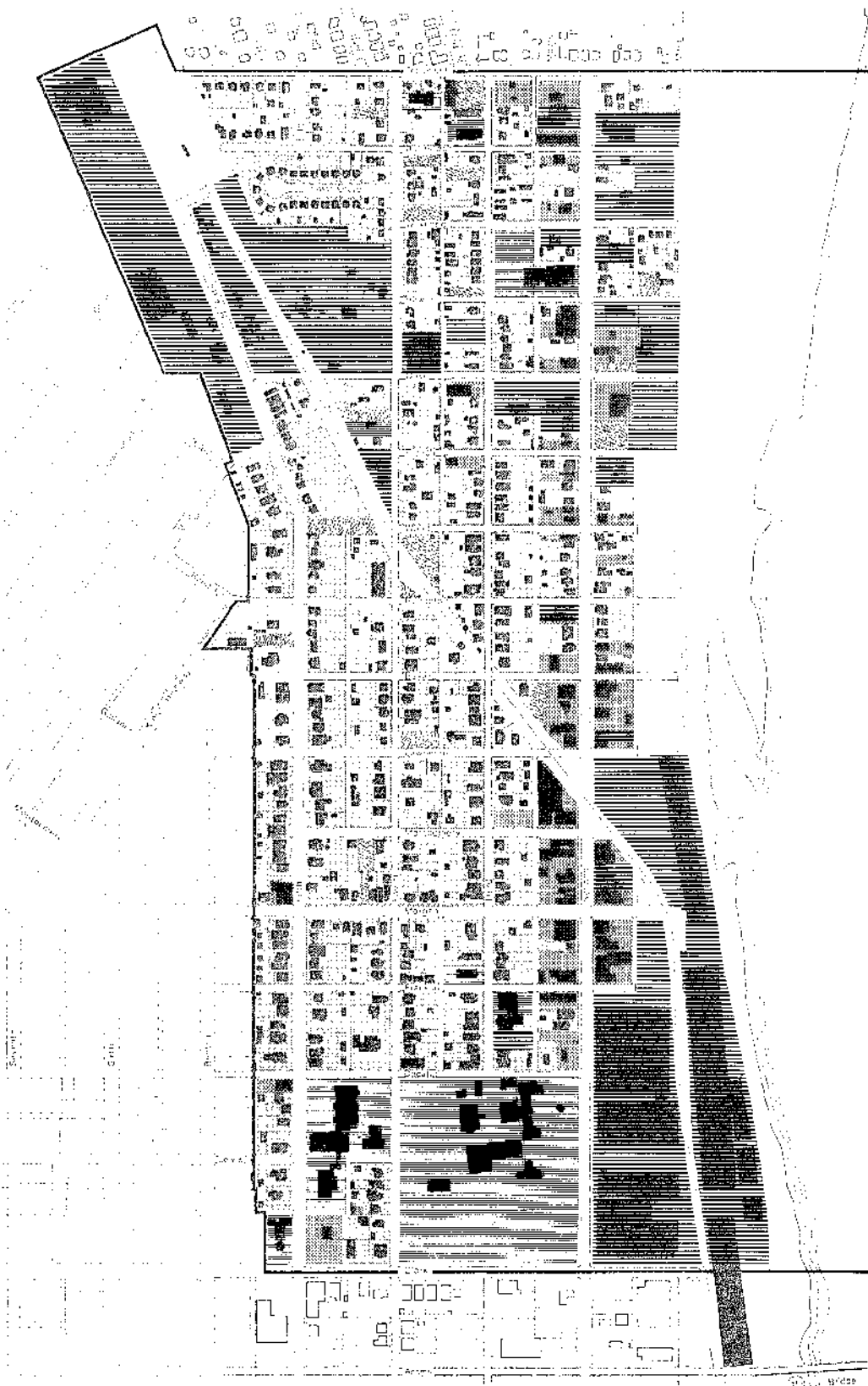
Planners - Henderson Gantz, Incorporated  
 Socioeconomic Analysts - City Equity Corporation  
 Civil Engineers - Ingram • Klithiine • Wehmeyer  
 Preservation Consultant - Carolyn Hewes Toft

Information shown on this plate is from the Zoning District Map, City of St. Charles






**Zoning Districts**



City 1579



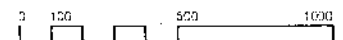
**Legend**

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Vacant

Parking lots are shown as having the same use as the facilities they serve.

Information from City of St. Charles Land Use Map and windshield survey verification.

**Land Use**

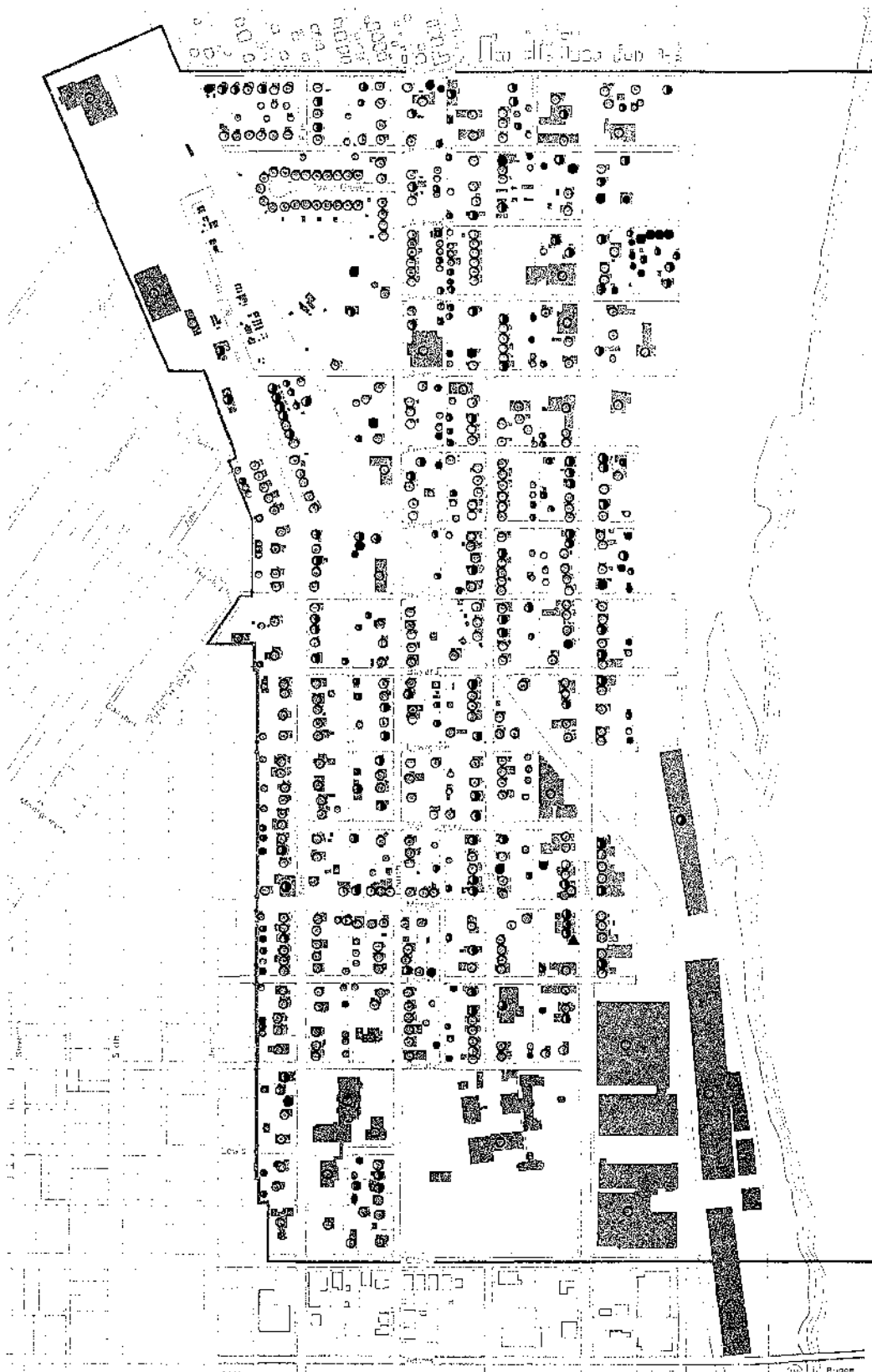


October 1979

**Comprehensive Revitalization Plan Project Team  
Frenchtown Neighborhood**

Prepared for  
The City of St. Charles, Missouri  
Community Development Office

Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft



### Legend

- Good  
No major defects; routine maintenance performed.
- Fair  
Needs minor non-structural repair and/or more regular maintenance
- ▲ Poor  
Structural defects evident or suspected.
- ▲ Dilapidated  
Severe deterioration; condition could pose threat to public safety
- Accessory Structures are indicated by smaller circles; ratings same as above.

Rating based only on observation of building exteriors.

### Building Conditions



August, 1979

Plate 14

### Comprehensive Revitalization Plan Project Team Frenchtown Neighborhood

Prepared for  
The City of St. Charles, Missouri  
Community Development Office

Planners - Henderson Gantz Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

\$20,500 2103 N. Third Single-family  
 \$16,000 2004 N. Fourth Single-family

\$22,250\* 422 Tower Grove Single-family  
 \$26,000\* 416 Tower Grove Single-family  
 \$24,000\* 434 Tower Grove Single-family

\$26,000\* 1763 N. Fifth Single-family

\$50,000 French at Second Walnut lot  
 \$22,500 1426-28 N. Third Two-family  
 \$11,000 1426 N. Third Single-family

\$28,000\* 1121 N. Third Single-family  
 \$85,000\* 1312 N. Second Resident/Commercial

\$26,000\* 1714 N. Second Resident/Commercial  
 \$25,000\* 1250 N. Fourth Single-family

\$75,000 1126 N. Second Commercial  
 \$94,000 1103 N. Fifth Single-family

\$34,000\* 2013 N. Third Multi-family  
 \$17,500\* 3010 N. Third Single-family  
 \$68,700 020 N. Third Multi-family  
 \$25,000\* 826 N. Second Resident/Commercial  
 \$20,000 253 Montmarcy Single-family  
 \$20,000 911 N. Second Commercial  
 \$12,000 901 N. Second Resident/Commercial  
 \$30,000\* 910 N. Third Single-family  
 \$29,000 228 Morgan Single-family  
 \$17,500\* 917 N. Third Two-family  
 \$28,000 800 N. Second Commercial  
 \$20,900 326 Morgan Single-family

\$75,000 211 N. Third Single-family  
 \$89,000 911 N. Fifth Single-family

\*Actual Sale Price in 1979

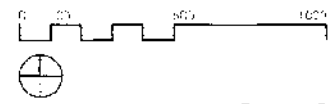
**Comprehensive Revitalization Plan  
 Frenchtown Neighborhood**

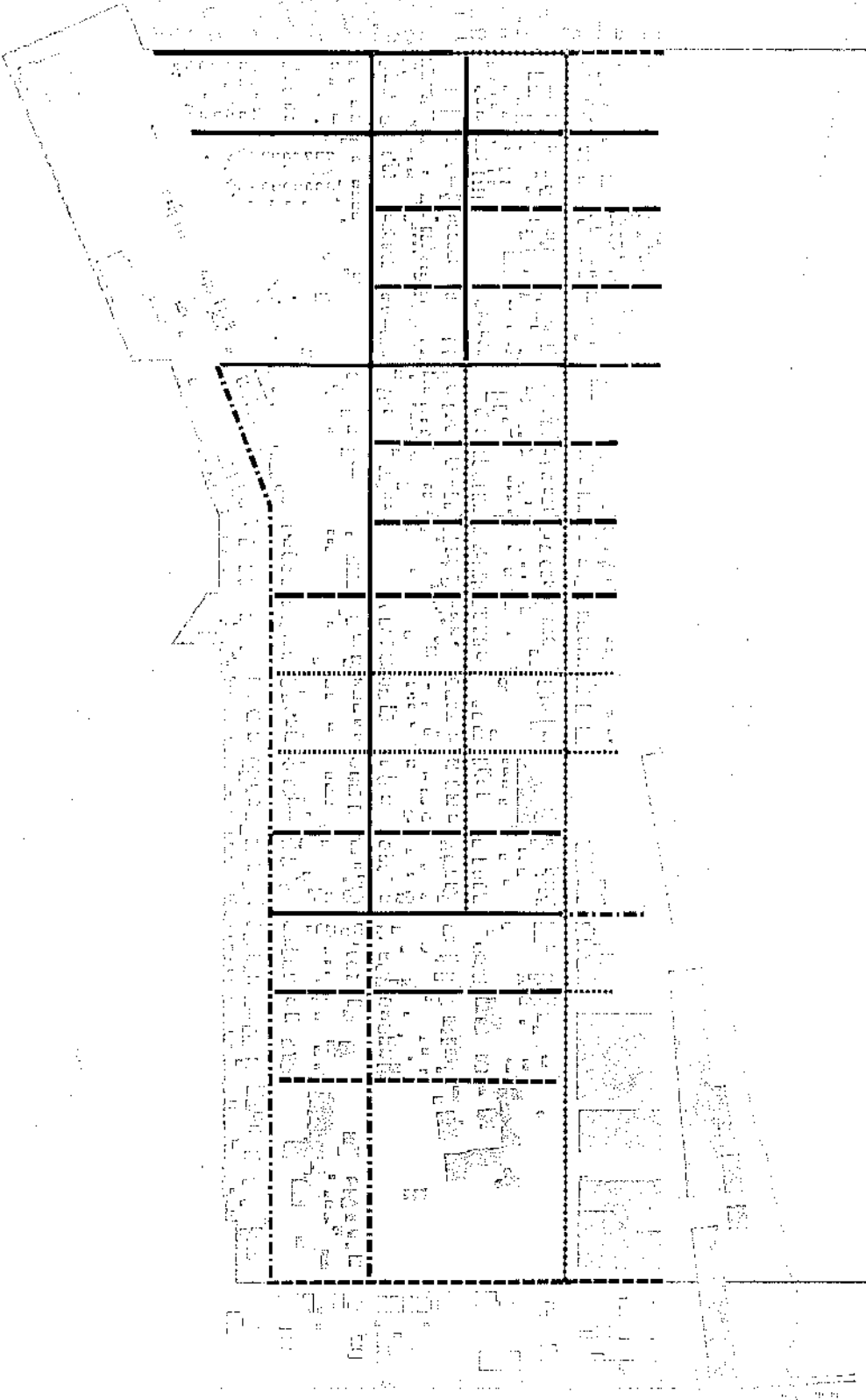
**Project Team**

Prepared for  
 The City of St. Charles, Missouri  
 Community Development Office

Planners - Henderson Gantz, Incorporated  
 Socioeconomic Analysts - City Equity Corporation  
 Civil Engineers - Ingram • Kiehlhine • Wehmeyer  
 Preservation Consultant - Carolyn Hewes Toff

**Property  
 Values**





**Legend**

- New
- - - Overlaid
- - - Good
- ..... Fair
- ..... Poor
- ..... Needs Seal Coat
- ..... Needs New Construction

Information furnished by  
Ingram-Kiethline-Wehmeyer,  
Incorporated Consulting  
Engineers.

**Street Conditions**



August 1979

**Comprehensive Revitalization Plan  
Frenchtown Neighborhood**

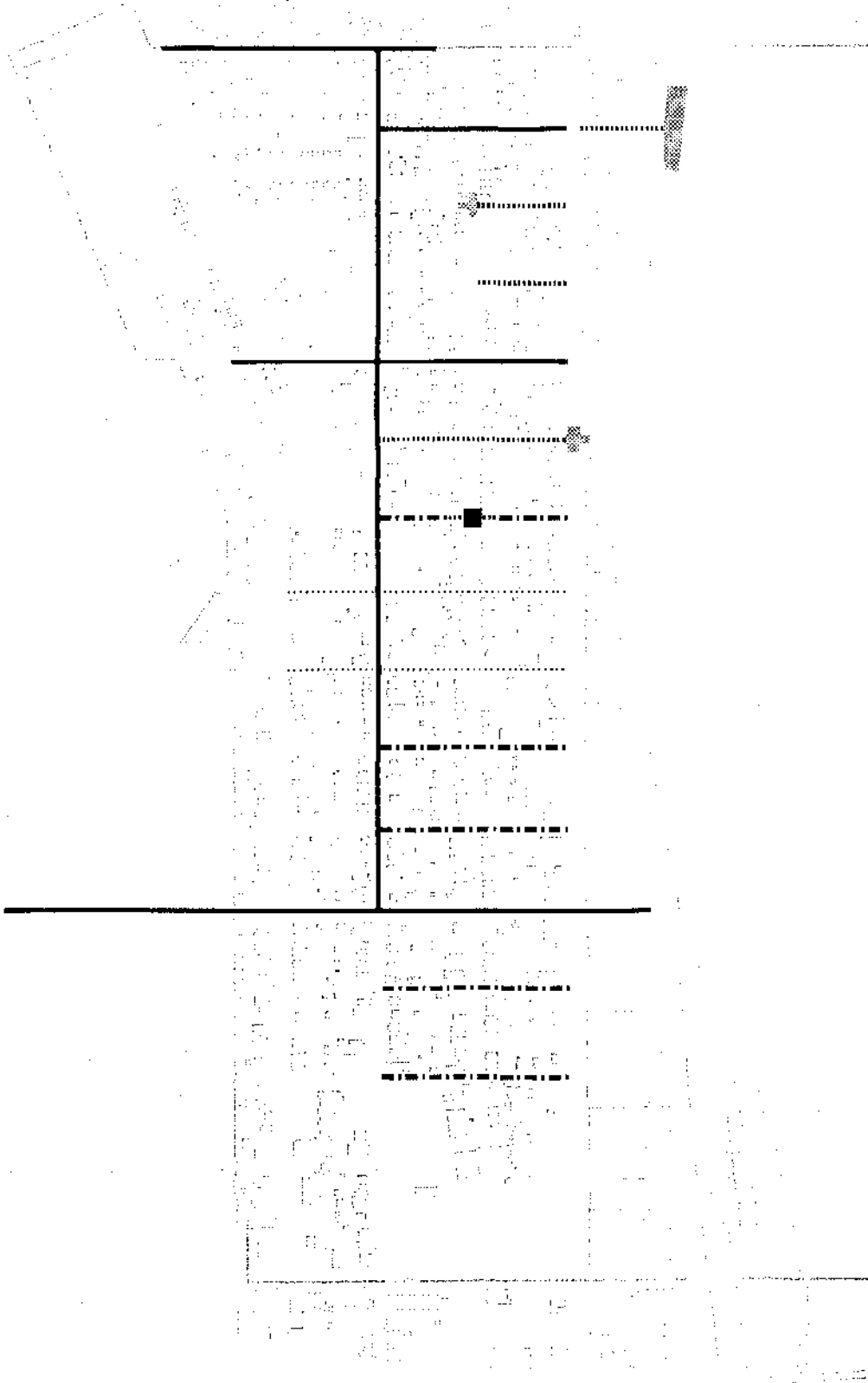
Prepared for  
The City of St. Charles, Missouri  
Community Development Office

**Project Team**

Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

**Legend**

- New
- - - Good Condition
- ..... Poor Condition
- ..... No Information
- Inlets Needed
- ▨ Flooding Problem



Information furnished by  
Ingram-Kiethline-Wehmeyer  
Incorporated Consulting  
Engineers

**Storm Sewer  
Conditions**



August 1978

Page 17




**Comprehensive Revitalization Plan  
Frenchtown Neighborhood**

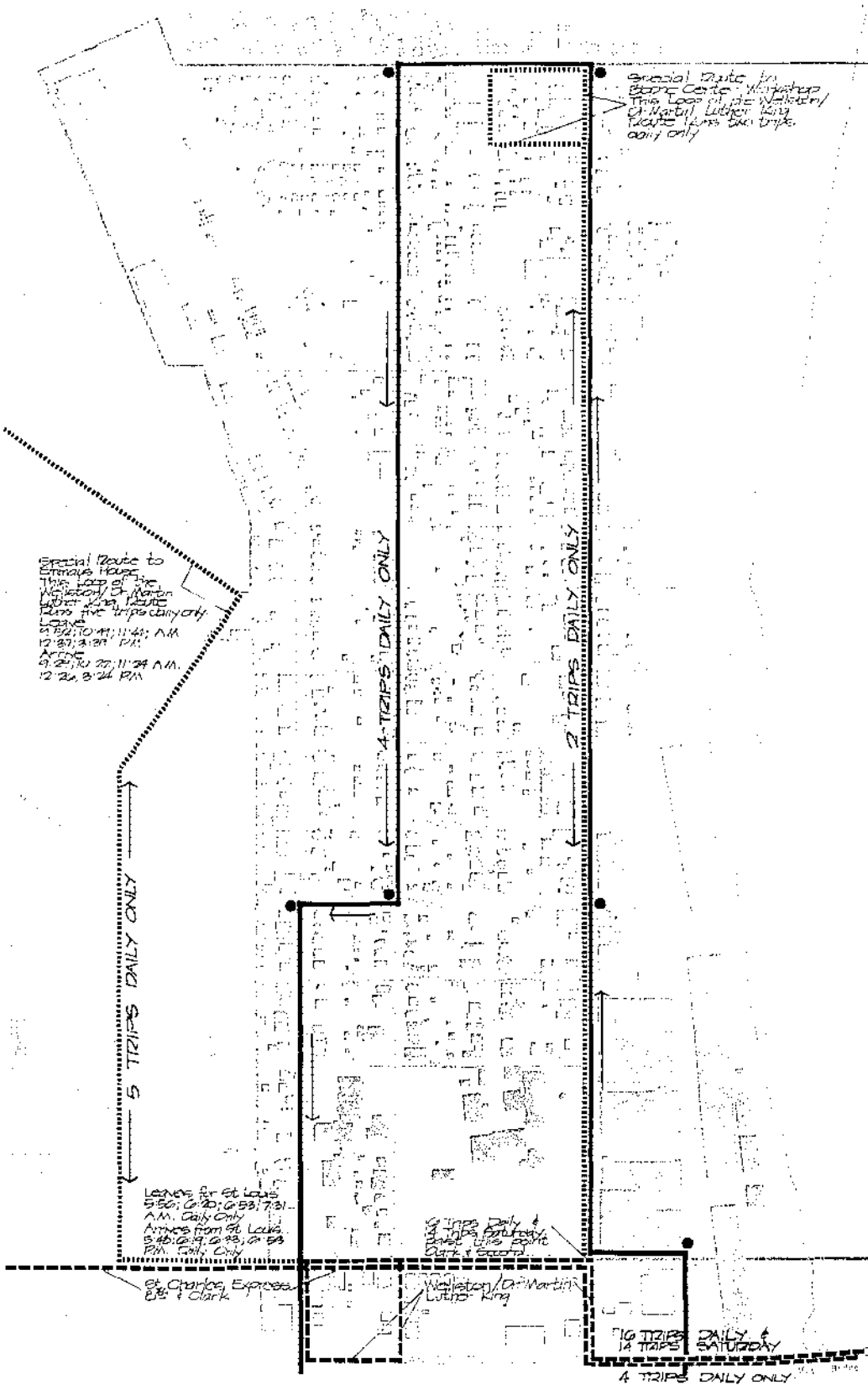
Prepared for  
The City of St. Charles, Missouri  
Community Development Office

**Project Team**

Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

# Legend

-  Bi-State Bus Route
-  Golden Age Express Bus Route
-  Golden Age Express Bus Stop



A second Golden Age Express Bus to be purchased by the St. Charles Community Development Agency

Bi-State Bus Information dated July 1979

Golden Age Express Bus information dated April 1979

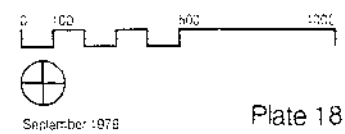
## Comprehensive Revitalization Plan Frenchtown Neighborhood

Prepared for  
The City of St. Charles, Missouri  
Community Development Office

## Project Team

Planners - Hencerson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

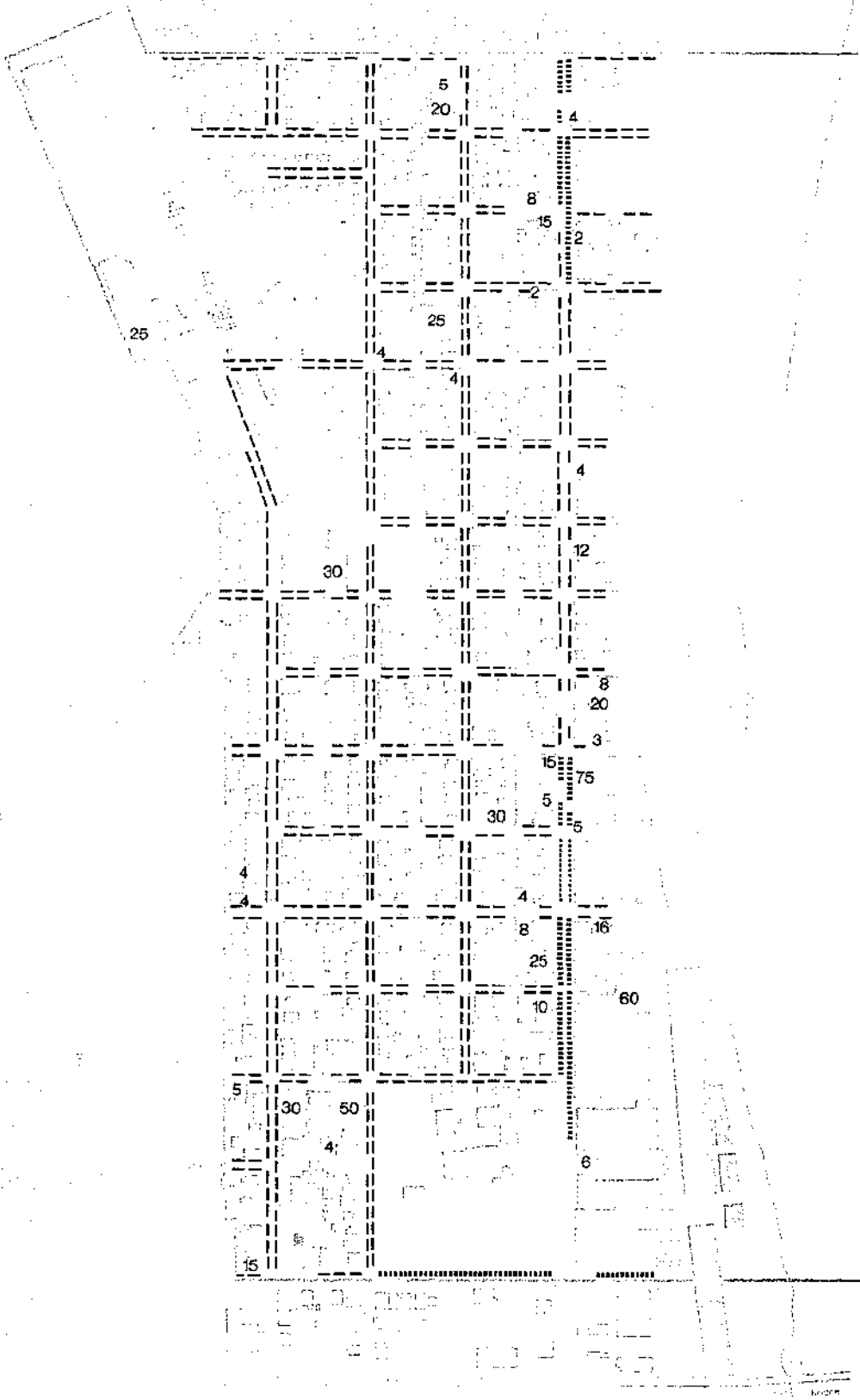
## Public Transportation





# Legend

- Unrestricted Parking
- ..... Restricted Parking
- ..... Metered Parking
- 2 Private Lot  
With Approximate Spaces



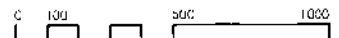
## Comprehensive Revitalization Plan Frenchtown Neighborhood

## Project Team

Prepared for  
The City of St. Charles, Missouri  
Community Development Office

Planners - Henderson Gantz, Incorporated  
Socioeconomic Analysts - City Equity Corporation  
Civil Engineers - Ingram • Kiethline • Wehmeyer  
Preservation Consultant - Carolyn Hewes Toft

## Parking Facilities



September 1979

Plate 19

## COMMUNITY CORPORATION SUMMARY

---

The Phase 2 report stressed the importance of a strong and aggressive role for the fledgling Frenchtown Community Corporation. The ultimate success (or failure) of a large portion of the Plan, oriented primarily to local human resources rather than Federal windfalls, was linked closely to Frenchtown's own "grass-roots" efforts.

The Frenchtown Community Corporation is no longer a fledgling. Since Phase 2, it has grown substantially in both capability and accomplishment. The appointment of a Board of Directors, ratification of by-laws, and certification as a General Not For Profit Corporation are three of its important early achievements. In addition to these formal activities, members of the Corporation have established priorities and earnestly begun the organization of committees to implement critical strategies.

Perhaps most impressive has been the production and submission of the Neighborhood Self Help Program grant application (excerpted in Appendices). If the application is not successful (it should be recognized that competition for the limited amount of available funds is extremely fierce), the Corporation's efforts in its preparation will nonetheless have been a powerful force in concentrating neighborhood energies which may be focused on many other issues and future opportunities. If the application should be successful, the resulting financial tools will surely accelerate Frenchtown's revitalization.



# STATE of MISSOURI

JAMES C. KIRKPATRICK, Secretary of State

CORPORATION DIVISION

## Certificate of Incorporation A General Not For Profit Corporation

WHEREAS, duplicate originals of Articles of Incorporation of \_\_\_\_\_  
FRENCHTOWN COMMUNITY CORPORATION

have been received and filed in the office of the Secretary of State, which Articles, in all respects, comply with the requirements of The General Not For Profit Corporation Law of Missouri:

NOW, THEREFORE, I, JAMES C. KIRKPATRICK, Secretary of State of the State of Missouri, by virtue of the authority vested in me, do hereby certify and declare \_\_\_\_\_  
FRENCHTOWN COMMUNITY CORPORATION

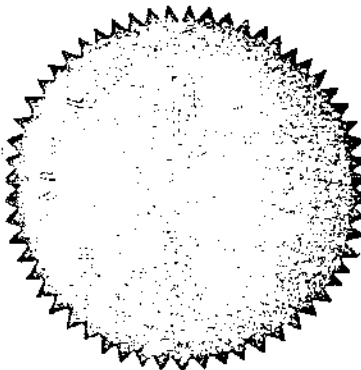
a body corporate, duly organized this day; that it is entitled to all rights and privileges granted corporations organized under The General Not For Profit Corporation Law of Missouri; that the address of its initial Registered Office in Missouri is \_\_\_\_\_

104 North Fourth Street St. Charles, Mo.

and that its period of existence is \_\_\_\_\_ PERPETUAL

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the GREAT SEAL of the State of Missouri, at the City of Jefferson, this 23rd day of JANUARY, 19 80

*James Kirkpatrick*  
Secretary of State



RECEIVED OF: \_\_\_\_\_ FRENCHTOWN COMMUNITY CORPORATION  
Ten and No/00 \_\_\_\_\_ Dollars, \$ 10.00

For Credit of General Revenue Fund, on Account of Incorporation Tax and Fee.

*James Kirkpatrick*  
Secretary of State



State of Missouri . . . Office of Secretary of State

JAMES C. KIRKPATRICK, Secretary of State
CORPORATION DIVISION

ARTICLES OF INCORPORATION
OF A
GENERAL NOT FOR PROFIT CORPORATION

(To be submitted in duplicate by an Attorney)

HONORABLE JAMES C. KIRKPATRICK
SECRETARY OF STATE
STATE OF MISSOURI
JEFFERSON CITY, MISSOURI 65101

We, the undersigned,

(Not less than three)

Table with 5 columns: Name, Number, Street, Address City, State. Rows include Gerard C. Johns, Rory Riddler, and Ruth Zeisler.

being natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not For Profit Corporation Law" of the State of Missouri, do hereby adopt the following Articles of Incorporation:

- 1. The name of the corporation is: Frenchtown Community Corporation
2. The period of duration of the corporation is: perpetual
3. The address of its initial Registered Office in the State of Missouri is: 104 North Fourth Street; St. Charles, Missouri 63301
4. The first Board of Directors shall be 10 (ten) in number, their names and addresses being as follows:

Table with 5 columns: Name, Number, Street, Address City, State. Rows include Gerard C. Johns, Rory Riddler, Ruth Zeisler, and Wayne Mittelbuscher.

5. The purpose or purposes for which the corporation is organized are:

the revitalization of the Frenchtown Community and maintenance of the residential, institutional, commercial, and industrial mix within the Community as a viable area within the City of St. Charles, Missouri. All activities shall be non-partisan and shall not discriminate on the basis of sex, race, creed, color or national origin.

(over)

FILED AND CERTIFICATE OF INCORPORATION ISSUED

JAN 23 1980

James C. Kirkpatrick
Corporation Dept. SECRETARY OF STATE

4. BOARD OF DIRECTORS CONTINUED:

Archie Scott	720 South Main Street	St. Charles, Missouri
Sister Patricia Steppe	519 North Second Street	St. Charles, Missouri
O. Jack Heck, Jr.	3412 West Adams Street	St. Charles, Missouri
Richard Vinson	1400 North Second Street	St. Charles, Missouri
Ida Baumgarth	104 North Fourth Street	St. Charles, Missouri
Genevieve Dwigins	927 North Second Street	St. Charles, Missouri

(NOTE: Any special provision authorized or permitted by Statute to be contained in the Articles of Incorporation may be inserted above.)

(INCORPORATORS MUST SIGN BELOW)

*Gerard E. Johns*  
*Patricia Zeisler*  
*Ray Riddler*

} Incorporators

VERIFICATION

STATE OF Missouri  
 County of St. Charles

I, Ella M. Riddler, a Notary Public, do hereby certify that on the

19 day of January, 1980  
Gerard E. Johns - Ray Riddler - Patricia Zeisler  
(Name of Incorporators)

personally appeared before me and being first duly sworn by me severally acknowledged that they signed as their free act and deed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true, to their best knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

NOTARIAL SEAL

*Ella Riddler*  
 Notary Public

My commission expires: Aug 24, 1981

FILED AND CERTIFICATE OF  
 INCORPORATION ISSUED

JAN 23 1980

*James C. ...*  
 Corporation Dept. SECRETARY OF STATE

BY-LAWS EXHIBIT 2

OF

FRENCHTOWN COMMUNITY CORPORATION

ARTICLE I

Name and Registered Agent

Section 1. Name and Registered Agent

This corporation shall be known as FRENCHTOWN COMMUNITY CORPORATION.

Section 2. Registered Agent and Address

The name and address of the initial registered agent shall be the same as specified in the Articles of Incorporation. Thereafter, the name and address shall be as specified by the Board of Directors and as certified by the Secretary of State, State of Missouri

ARTICLE II

Purpose

Section 1. Purpose

This corporation is a non-profit corporation dedicated to the revitalization, historic preservation, and future growth of the "FRENCHTOWN NEIGHBORHOOD" (area designated by the following boundaries: Tecumseh on the North, Clark on the South, Missouri River on the East, Fifth Street on the West). The area outlined on the attachment marked Exhibit A is a part of this Article II.

ARTICLE III

Membership

Section 1. Eligible Persons

All persons who seek membership in the corporation shall become members upon approval of the Board of Directors. An annual membership list shall be maintained by the Board of Directors.

Members not residing, renting, owning property, or doing business within Frenchtown Area shall not exceed thirty-three (33%) of the total members.

Section 2. Vote

Each member shall have one vote only at a meeting of the members.

Section 3. Expulsion

Any member may be expelled by the Board of Directors for just cause. Reasonable notice in writing of the charges against such member shall be given, and he shall be entitled to a hearing before the Board of Directors before final action is taken. In the event the Board of Directors votes to expel such member, he shall have the right to appeal to the general membership at the next regular meeting of the membership after the action of the Board.

ARTICLE IV

Meetings

Section 1. Annual Meeting

The annual meeting of the members of the corporation shall be held during the month of January of each year. Notice of the time and place of holding the annual meeting shall be mailed to each member at least ten (10) days previous thereto.

Section 2. Special Meeting

Special meetings of members may be called by the President and/or the Board of Directors. Notice of the meeting shall be mailed or delivered to each member previous to the meeting, and at such special meeting there shall only be considered such business as specified in the notice of meeting.

Section 3. Quorum

At all meetings of the corporation, either regular or special, ten per cent (10%) of the membership in good standing shall constitute a quorum. The vote of a majority of the votes entitled to be cast by the members present at the meeting at which a quorum is present shall be necessary for the adoption of any matter voted upon by the members.

Section 4. Board of Directors' Meeting

Meeting of the Board of Directors shall be called by the President whenever, in the President's judgment, it may be deemed necessary, or by the Secretary upon request of any two members of the Board of Directors. Five (5) days notice of meetings of the Board shall be sent by mail or delivered to all the directors, and shall be deemed sufficient notice of such meetings. A majority of the Board of Directors shall constitute a quorum. The act of the majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. Three (3) consecutive unexcused absences from meetings shall constitute dismissal of a member from the Board.

BY-LAWS

Page 3

ARTICLE V

Government

Section 1. Board of Directors

General management of the affairs of the corporation shall be vested in a Board of Directors, consisting of ten (10) members, which shall be elected as provided herein. The number of Directors shall be the number specified in the Articles of Incorporation.

Section 2. Officers

The officers of the corporation shall consist of a President, a Vice President, a Secretary, and a Treasurer, selected from the Board of Directors and provided herein. The Secretary and Treasurer may be one person.

ARTICLE VI

Election of Directors and Officers

Section 1. Election of Directors

At least thirty (30) days prior to the annual meeting, the President shall appoint a nominating committee for the purpose of drawing up a slate of candidates for the Board of Directors to be submitted to a membership vote at the annual meeting. Each active member shall be entitled to one vote for each director to be elected and the candidate receiving the majority of the votes cast shall be declared elected. Three directors shall be elected for three years, three for two years, and four for one year.

The ten (10) members of the Board of Directors shall be divided into three classes in respect to term of office; first class to contain three members; second class to contain three members; and the third class to contain four members. Of the first Board of Directors, the members of the first class shall serve until the first annual meeting of members to be held the month of January, 1981; the members of the second class shall serve until the second annual meeting of members to be held the month of January, 1982; the members of the third class shall serve until the third annual meeting of members to be held the month of January, 1983; provided, however, that in each case Directors shall continue to serve until their successors shall be elected and shall qualify. At each annual meeting of the members, one class of Directors shall be elected to serve until the annual meeting of members held three years next following and until their successors shall be elected and shall qualify. Each Director shall be a member in good standing of the Corporation.



Section 2. Election of Officers

The Board of Directors shall elect from among their number a President, a Vice President, a Secretary, and a Treasurer.

The officers shall be chosen by majority vote of the Directors annually by the Board of Directors within one month following the date of the regular annual meeting of the members. A president pro tem, secretary pro tem and treasurer pro tem shall be chosen by majority vote of the Directors at a special meeting of the Directors held immediately following the regular annual meeting. These pro tem officers shall serve until the permanent officers of the Corporation are chosen. Each officer shall hold office until his successor shall have been duly elected.

Section 3. Installation of Officers & Directors

All Directors and Officers shall be installed during the month of January to follow the annual meeting in January.

Section 4. Vacancies

A vacancy in any office arising because of death, resignation, removal or otherwise shall be filled by the President, with approval of the Board of Directors, for the unexpired portion of the term.

ARTICLE VI

Duties of Officers

Section 1. President

The President shall preside at all meetings of the corporation of the Board of Directors and shall appoint such committees as he or the corporation shall consider expedient and necessary.

Section 2. Vice President

In the absence of the President, the Vice President shall perform the President's duties, and in the absence of both President and Vice President, the Treasurer shall preside and assume the duties of the President.

Section 3. Secretary

The Secretary shall keep the minutes of all meetings of the Corporation Board of Directors; shall if requested, read such minutes at the close of each meeting for approval; and shall mail out all notices for meetings of the corporation Board of Directors. The Secretary or Treasurer shall keep accurate account and collect all application fees, dues, and charges due from members, if any, and perform such other duties as may be required of him by the By-Laws, the President, or the Board of Directors.

Section 4. Treasurer

The Treasurer shall have charge of all receipts and monies of the corporation, deposit them in the name of the corporation in a bank approved by the Board of Directors, and disburse funds as ordered or authorized by the Board of Directors. He shall keep regular accounts of his receipts and disbursements and give an itemized statement at a regular meeting of the corporation.

ARTICLE VIII

Tax Qualification

Section 1. Tax Qualification

No part of the net earnings of the corporation shall inure to the benefit of, or be distributed to, its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments of distribution in furtherance of the purposes set forth. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in any political campaign on behalf of any candidate for public office.

Notwithstanding any other provision of these By-Laws, the corporation shall not carry on any other activities not permitted to be carried on by (a) a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954, or (b) a corporation, contributions to which are deductible under Section 170(b)(2) of the Internal Revenue Code of 1954.

ARTICLE IX

Dissolution

Section 1. Dissolution

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organization organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Circuit Court of the County in which the principal office of the organization is then located, exclusively for such purpose or to such organizations that have qualified under Section 501(c)(3) of the Internal Revenue Code of 1954.

BY-LAWS

Page 6

ARTICLE X

Amendments

Section 1. Amendments

These By-Laws may be amended by the Board of Directors by a majority vote of those Board members present at any Board meeting.

## TOWN HALL MEETING 3 SUMMARY

---

The third and final Frenchtown Neighborhood Town Hall meeting was held on Friday evening, March 14th, at 927 North Second Street in St. Charles. The purpose of the meeting was to provide an overview of the planning process and the priority strategies identified for Frenchtown's revitalization through the first two phases. Most importantly, however, the meeting introduced the Frenchtown Community Corporation concept to the neighborhood.

Questionnaires were distributed at the door upon which each person\* was asked to indicate his/her interest in Frenchtown and willingness to help in the neighborhood's revitalization. The questionnaire also provided the opportunity for respondents to give the Community Corporation input for various strategies concerning community and recreation facilities, business development, city services and historic preservation.

Although the showing was small with approximately 25 people attending the meeting, the discussion was quite lively. Questionnaire responses are shown on the following pages. These pages contain raw tallies from the 14 questionnaires (exclusive of board members) which were turned in at the end of the meeting.

The program included an introduction of the Community Corporation Board of Directors. Committee chairmen gave a description of the fundraising, historic, community facilities, and public relations committees. A plea was made for involvement from any interested parties to work on these activities.

A presentation was made of the Neighborhood Self Help Program. The projects proposed in the application and the schedule for submitting it to the Department of Housing and Urban Development were discussed. The Community Development Office explained the Section 312 Rehabilitation (3%) Loans Program and how to apply for the loans.

\*It should be noted that the Frenchtown Community Corporation Board Members did not fill out questionnaires. Therefore, the following Response Summary indicates the "audience" opinion to the Board's presentation.

## TOWN HALL MEETING 3 SUMMARY

---

Based upon the expressions of support received by the Community Corporation in the days subsequent to the meeting, and the interest generated by word-of-mouth, the third Town Hall meeting is considered a success.

Certainly, the Community Corporation Board warrants praise for making all of the meeting arrangements in the building undergoing rehabilitation by one of the members. In addition to the arrangements, the Board conducted the entire meeting and displayed fleur-de-lis banners symbolizing the rebirth of Frenchtown's identity.

TOWN HALL MEETING 3  
QUESTIONNAIRES RETURNED

---

Russell and Janie Carter	1317 North Second Street
Robert R. Hercules	222 Lawrence Street
Marvin Goddard	3301 Town and Country
Gerard P. Brodeur	233 Montgomery
Christine Brodeur	233 Montgomery
Lyle Gilliam	1109 North Second
Henry A. Wilmes	1012 Hawthorn
Geargette Halper	903 North Second Street
Edward and Brenda Baumgarth	1819 First Capitol
Steve Javaux	708 North Fourth Street
Carole Javaux	708 North Fourth Street
Fred D. Jackson, Jr.	1409 North Second
Mark Graham	1105 North Fifth Street

Please fill out the following information about you, your interest in Frenchtown, and your willingness to help make the "revitalization" plans a reality.

Didn't answer

\_\_\_\_\_  
Name Telephone

\_\_\_\_\_  
Address City & State Zip

<u>0</u>	<u>13</u>	yes	<u>1</u>	no	I live in St. Charles?
<u>0</u>	<u>8</u>	yes	<u>6</u>	no	I live in Frenchtown?
<u>0</u>	<u>10</u>	yes	<u>4</u>	no	I own residential property in Frenchtown?
<u>0</u>	<u>5</u>	yes	<u>9</u>	no	I own commercial property in Frenchtown?
<u>1</u>	<u>1</u>	yes	<u>12</u>	no	I own industrial property in Frenchtown?
<u>1</u>	<u>11</u>	yes	<u>2</u>	no	I occupy the property I own in Frenchtown?
<u>4</u>	<u>3</u>	yes	<u>2</u>	no	I rent (or lease) my Frenchtown property to others?
<u>2</u>	<u>3</u>	yes	<u>9</u>	no	I work in Frenchtown?
<u>4</u>	<u>9</u>	yes	<u>1</u>	no	I'm concerned about Frenchtown and would like to become a member of the Frenchtown Community Corporation.
<u>2</u>	<u>12</u>	yes	<u>0</u>	no	I would be willing to pay a small membership fee to support the activities of the Community
<u>2</u>	<u>7</u>	yes	<u>5</u>	no	If I join the Community Corporation, I'd be interested in serving as a Committee Member.
<u>2</u>	<u>10</u>	yes	<u>2</u>	no	I know this program will require some work to get going and am willing to pitch in. Contact me when I can help. I'm particularly interested in the areas of:
<u>6</u>	<u>7</u>	yes	<u>1</u>	no	Loan availability
<u>7</u>	<u>5</u>	yes	<u>2</u>	no	Code enforcement
<u>6</u>	<u>7</u>	yes	<u>1</u>	no	City services
<u>7</u>	<u>6</u>	yes	<u>1</u>	no	Public improvements
<u>10</u>	<u>4</u>	yes	<u>0</u>	no	Voluntary design guidelines
<u>5</u>	<u>8</u>	yes	<u>1</u>	no	Historic recognition
<u>7</u>	<u>4</u>	yes	<u>3</u>	no	Public relations
<u>7</u>	<u>6</u>	yes	<u>1</u>	no	Relations with City Hall
<u>8</u>	<u>5</u>	yes	<u>1</u>	no	Traffic
<u>5</u>	<u>6</u>	yes	<u>3</u>	no	Business development
<u>7</u>	<u>5</u>	yes	<u>2</u>	no	Recreation resources
<u>9</u>	<u>1</u>	yes	<u>4</u>	no	Transportation
<u>7</u>	<u>6</u>	yes	<u>1</u>	no	Community services

Please review the following pages which summarize the major programs the Community Corporation Board of Directors has prepared for your consideration. Please wait to mark your responses until there has been a chance for discussion.

Appendices

## COMMUNITY & RECREATION FACILITIES

Members of the Community Corporation should:

- 7 yes 1 ? 2 no 1. Investigate the feasibility of leasing or purchasing a building for use as a neighborhood community center.
- 7 yes 2 ? 1 no 2. Work with the City and Norfolk and Western Railroad to explore plans for the railroad right-of-way as a landscaped greenbelt or as a linear park connecting the neighborhood with Blanchette Park.
- 8 yes 1 ? 2 no 3. Investigate, with the assistance of the City, Federal programs pertaining to bike paths and other open space programs along the Frenchtown riverfront.

## HOUSING STRATEGIES

Very important "Housing Goals" for the Community Corporation should be to:

- 11 yes 0 ? 0 no 1. Work with local banks to encourage favorable conventional loans for home improvement and purchase financing.
- 11 yes 0 ? 0 no 2. Set up a "write down" program to reduce the interest rates on home improvement loans.
- 10 yes 0 ? 0 no 3. Cooperate with the city-wide effort to improve housing quality and availability.
- 9 yes 0 ? 1 no 4. Establish a Neighborhood Housing Services program to sponsor high risk low interest loans for "up-to-code" home improvements for qualifying residents.
- 5 yes 2 ? 2 no 5. Would you be interested in applying for a "312" 3% home improvement loan?

## BUSINESS DEVELOPMENT

Very important "Business Development Strategies" for the Community Corporation should be:

- 11 yes 1 ? 0 no 1. Work with the City on development of both short term and long range capital improvement commitments.
- 10 yes 1 ? 1 no 2. If requested, provide advice on permits, variances, design guidelines and other information related to the rehabilitation of individual commercial properties.
- 11 yes 1 ? 0 no 3. Serve as a financial assistance information center and liaison with lenders when advantageous.
- 10 yes 1 ? 1 no 4. Work to attract new businesses and services.
- 12 yes 0 ? 0 no 5. Work with the City and State Highway Departments to maintain Second Street traffic volume.
- 6 yes 2 ? 3 no 6. Promote the development of off-street parking along Second Street.
- 1 yes 5 ? 4 no 7. Form a redevelopment corporation to assemble development parcels for light industrial uses.



CITY SERVICES/PUBLIC UTILITIES/TRAFFIC/  
STREET IMPROVEMENTS/LAND USE

- |               |            |             |  |
|---------------|------------|-------------|--|
| <u>12</u> yes | <u>0</u> ? | <u>0</u> no | 1. The Frenchtown Community Corporation should create a committee to stay informed of government (City, State, and Federal) actions that impact upon the Frenchtown Neighborhood.  |
| <u>12</u> yes | <u>0</u> ? | <u>0</u> no | 2. The Frenchtown Community Corporation should take the initiative in acting as a liaison with City Hall and City department heads in communicating with each other about Frenchtown and neighborhood revitalization in general. |
|               |            |             | 3. Some areas for immediate discussion and attention are:  |
| <u>9</u> yes  | <u>1</u> ? | <u>2</u> no | requirements for rehabilitation of residential properties.   |
| <u>10</u> yes | <u>1</u> ? | <u>1</u> no | requirements for rehabilitation of commercial properties (including parking, sprinkler systems, handicapped access, and other "code" items).   |
| <u>10</u> yes | <u>1</u> ? | <u>1</u> no | procedures for City permits and variances.   |
| <u>10</u> yes | <u>1</u> ? | <u>1</u> no | information about non-conforming uses, zoning, buildings abandoned or vacant for a period of time.   |
| <u>10</u> yes | <u>2</u> ? | <u>0</u> no | planning street, sanitary and storm sewer, curb, gutter and sidewalk repairs in the neighborhood.  |

HISTORIC RECOGNITION

Representatives of the Frenchtown Community Corporation should:

- |              |            |             |  |
|--------------|------------|-------------|--|
| <u>9</u> yes | <u>2</u> ? | <u>0</u> no | 1. Approach the appropriate City and State representatives to ascertain the status of National Register Nomination efforts and potential, and to demand a voice in this and other "historic" proposals which will affect Frenchtown. |
| <u>7</u> yes | <u>4</u> ? | <u>0</u> no | 2. Discuss Multiple Resource Nomination versus National Register Nomination to determine which approach will be most beneficial and least detrimental.   |
| <u>8</u> yes | <u>3</u> ? | <u>0</u> no | 3. Develop voluntary restoration/rehabilitation guidelines and provide technical and administrative implementation assistance if requested.  |
| <u>9</u> yes | <u>2</u> ? | <u>0</u> no | 4. Establish an architectural "salvage depot".   |

Please provide any additional comments about your interest in the Community Corporation, its activities, or its goals for the Frenchtown.

---

Not enough people in meeting to fill all of the committees in this hand-out-operate as a corporation do it - or bail out!

A lot of doing - where are the people? Maybe Mr. Riddler will do all of this for us!

## PROJECT ABSTRACT

Applicant is a not-for-profit Community Corporation with the official name "Frenchtown Community Corporation."

The applicant neighborhood is a low to moderate income community located in the City of St. Charles, St. Louis SMSA. The application grew out of an existing neighborhood plan, "The Frenchtown Revitalization Plan."

Applicant requests a \$90,000 Self-Help grant to support three principal activities.

1. Home Improvement \$15,000

A 7%, low interest loan program will be set up for low and moderate income homeowners. The program will make 20 to 30 loans averaging \$6,000 during the first year. The Self-Help funds will be used to provide a \$1,000 (average) interest write down on the loan.

The program will operate in conjunction with the city administered Section 312 Rehabilitation Loan program, with the cooperation of local banks. The program will leverage an expected private investment of \$150,000.

2. Pilot Rehabilitation \$35,000

A mixed-use property will be chosen for rehabilitation. A Self-Help grant of \$35,000 will be used to purchase the property, an amount to be supplemented by privately-financed rehabilitation.

3. Administration \$40,000

A core staff of two persons will be hired, with a total administrative budget of \$40,000. The staff will (1) process loans; (2) provide housing counseling services; (3) provide liaison between city officials and neighborhood residents in planning infrastructure, and (4) will assist businesspersons with commercial district improvement.

## PROJECT ABSTRACT

---

The program is supported by City and State government and financial institutions and corporations.

The City of St. Charles is committing \$100,000 in capital improvements to the neighborhood along with administrative funds for operation of the parallel Section 312 Program. In addition, the City has committed \$34,800 in planning funds for the neighborhood.

The State government is expected to certify the program as eligible for tax credited contributions under the "Neighborhood Assistance Act".

Financial institutions are expected to participate in the loan write down and pilot rehabilitation program, and in the administrative overhead of the program.

Private corporations are expected to contribute to the loan program under the auspices of the Neighborhood Assistance Act.

Letters of commitment are attached supporting the programs enumerated above.

**PART III - BUDGET INFORMATION**

**SECTION A - BUDGET SUMMARY**

Grant Program, Function or Activity (a)	Federal Catalog No. (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1.		\$	\$	\$	\$	\$
2.						
3.						
4.						
<b>5. TOTALS</b>		\$	\$	\$	\$	\$

**SECTION B - BUDGET CATEGORIES**

6. Object Class Categories	- Grant Program, Function or Activity				Total (5)
	(1) Self Help	(2) Pri. Cont.	(3) Other*	(4) Pri. Invest.	
a. Personnel	\$ 30,000	\$	\$	\$	\$ 30,000
b. Fringe Benefits	5,000				5,000
c. Travel					
d. Equipment, Ofc. Equip.		13,300			13,300
e. Supplies					
f. Contractual	5,000				5,000
g. Construction, Home loans, Pilot Project	50,000	15,000		150,000	215,000
h. Other					
i. Total Direct Charges					
j. Indirect Charges					
<b>k. TOTALS</b>	<b>\$ 90,000</b>	<b>\$ 28,300</b>	<b>\$</b>	<b>\$ 150,000</b>	<b>\$ 268,300</b>
7. Program Income	\$	\$	\$	\$	\$

\*City of St. Charles to provide section 312 Loans Administration, plus \$100,000 commitment of public improvements.

PROPOSED PROJECT AND BUDGET

Frenchtown Community Corporation  
Proposed Budget for 1980-81

<u>Budget Item</u>	<u>Amount</u>	
<b>ADMINISTRATION</b>		
Staff		
Executive Director	\$20,000	
Administrative Ass't	10,000	
Fringe Benefits	5,000	
Subtotal	<u>35,000</u>	\$35,000
Office		
Rent	3,600	
Physical Improvements	3,000	
Utilities	1,500	
Phone	600	
Supplies	500	
Furniture & Equipment	1,000	
Postage	600	
Newsletter/Publicity	1,500	
Professional Services	5,000	
Miscellaneous	1,000	
Subtotal	<u>18,300</u>	18,300
<b>PROGRAMS</b>		
Home Improvements		
A. 20-25 conventional loans with interest write downs averaging \$1,000/loan	20,000	
B. Very low interest direct loan or grant program for "hardship families"	<u>10,000</u>	
Subtotal		30,000
Pilot Rehabilitation Project		
Purchase of Building for Rehabilitation Demonstration		
Subtotal	<u>35,000</u>	
TOTAL BUDGET		<u>\$118,300</u>

<b>FEDERAL ASSISTANCE</b>		2. APPLICANT APPLICATION	4. NUMBER NA	3. STATE APPLICATION IDENTIFIER	6. NUMBER
1. TYPE OF ACTION <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <small>(Mark appropriate box)</small>		5. DATE 19 80 <sup>Year</sup> <u>2</u> <sup>Month</sup> <u>20</u> <sup>Day</sup>		7. DATE ASSIGNED 19	
<input type="checkbox"/> NOTIFICATION OF INTENT (Opt.) <input type="checkbox"/> REPORT OF FEDERAL ACTION		Leave Blank			
4. LEGAL APPLICANT/RECIPIENT			5. FEDERAL EMPLOYER IDENTIFICATION NO. SS4 has been filed.		
6. Applicant Name : Frenchtown Community Corporation			6. PRO-GRAM (From Federal Catalog)		
7. Organization Unit :			8. NUMBER P.L. 191 51 151517		
8. Street/P.O. Box : 104 North Fourth Street			9. TITLE Neighborhood Self-Help Development		
9. City : St. Charles      10. County : St. Charles					
11. State : Missouri      12. ZIP Code: 63301					
13. Contact Person (Name & telephone No.) : Gerard C. Johns (314) 946-8918					
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Frenchtown Revitalization			8. TYPE OF APPLICANT/RECIPIENT A-State      H-Community Action Agency B-Local      I-Higher Educational Institution C-Substate District      J-Indian Tribe D-City      K-Other (Specify): E-School District      Neighborhood Organization F-Special Purpose District      Enter appropriate letter <input checked="" type="checkbox"/>		
A. Community Corporation Administration B. Housing Programs C. Neighborhood Infrastructure Improvement D. Commercial District Improvement			9. TYPE OF ASSISTANCE A-Basic Grant      D-Insurance B-Supplemental Grant      E-Other      Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> C-Loan		
10. AREA OF PROJECT IMPACT (Name of cities, counties, States, etc.) City of St. Charles, Missouri			11. ESTIMATED NUMBER OF PERSONS BENEFITING 1,400		
12. TYPE OF APPLICATION A-New      C-Revision      E-Augmentation B-Renewal      D-Continuation      Enter appropriate letter <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
13. PROPOSED FUNDING		14. CONGRESSIONAL DISTRICTS OF:		15. TYPE OF CHANGE (For 12a or 12b) A-Increase Dollars      F-Other (Specify): B-Decrease Dollars      G-Increase Duration C-Decrease Duration      D-Cancellation	
a. FEDERAL \$ 90,000.00	b. APPLICANT .00	a. APPLICANT Ninth MO	b. PROJECT Ninth MO	NA	
c. STATE .00	d. LOCAL .00	e. OTHER 178,300.00	f. TOTAL \$ 268,300.00	16. PROJECT START DATE Year month day 1980 6 1	
		17. PROJECT DURATION 12 Months		18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 1980 3 21	
19. EXISTING FEDERAL IDENTIFICATION NUMBER NA			20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) HUD Office of Neighborhood Development, Washington, D. C.		
21. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No					
22. THE APPLICANT CERTIFIES THAT:		a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached agreement if the assistance is approved.		b. If required by OMB Circular A-95 this application was submitted pursuant to its regulations therein, to appropriate clearinghouses and all responses are attached: <input type="checkbox"/> response <input type="checkbox"/> attached	
		(1) East-West Gateway Coordinating Council		<input type="checkbox"/>	
		(2) State of Missouri		<input type="checkbox"/>	
		(3) (Submitted on 2-21-80)		<input type="checkbox"/>	
23. CERTIFYING REPRESENTATIVE		a. TYPED NAME AND TITLE Gerard C. Johns, President		b. SIGNATURE <i>Gerard C. Johns</i>	
		c. DATE SIGNED 1980 2 20			
24. AGENCY NAME			25. APPLICATION RECEIVED 19		
26. ORGANIZATIONAL UNIT			27. ADMINISTRATIVE OFFICE		
28. FEDERAL APPLICATION IDENTIFICATION			29. ADDRESS		
30. FEDERAL GRANT IDENTIFICATION			31. ACTION TAKEN		
			32. FUNDING		
			33. ACTION DATE Year month day 19		
			34. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		
			35. STARTING DATE Year month day 19		
			36. ENDING DATE Year month day 19		
			37. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No		
38. FEDERAL AGENCY A-95 ACTION		a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.		b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)	

SECTION I - APPLICANT/RECIPIENT DATA

SECTION II - CERTIFICATION

SECTION III - FEDERAL AGENCY ACTION

FRENCHTOWN COMMUNITY CORPORATION

*Henderson*



March 7, 1980

TO: St. Charles Business & Financial Community  
FROM: Gerard C. Johns, President  
SUBJECT: Frenchtown Neighborhood Revitalization

Through a number of meetings with representatives of the St. Charles business and financial community, we have been discussing the revitalization of the Frenchtown Neighborhood. We indicated earlier that we would be back in touch with you as our plans to apply for Federal and other funds for the revitalization became firm.

Enclosed is a summary of our Neighborhood Self-Help Application which we plan to submit to HUD on March 21, 1980. I am writing to solicit your support of the Frenchtown Community Corporation and the program included in this Application in the form of letters of commitment. We need your letters by Thursday, March 20, 1980.

In a nutshell the program is proposed to (1) set up a low interest home improvement loan program for Frenchtown residents; (2) undertake the rehabilitation of a "pilot" mixed use property; (3) oversee the improvement of North Second Street business; and (4) hire a core staff of two persons for the Community Corporation.

The total cost of the program will be \$118,300 which includes \$90,000 to come from the Neighborhood Self-Help Program and \$28,300 to come from private contributions.

The enclosed summary describes in detail how the program will operate and the expected role of the City, neighborhood residents, depositing agencies, businesses and that of HUD which will make the program a success.

The letters of commitment from depositing agencies and businesses which will accompany the Application are as important, if not more important than the Application itself. The more dollar support we can show for the program, the more we will distinguish ourselves from other neighborhoods in the competition for the grant funds.

We would like your letters of commitment to demonstrate our ability to raise the \$28,300 in private contributions proposed in the Application. This will require a contribution of between \$2,000 to \$3,000 from depositing agencies and major corporations and \$100 to \$500 from smaller businesses. Support of this magnitude will make the program a success!



We would like to remind you that these contributions are expected to be eligible for tax deductions as charitable contributions under Federal Law. They should also be eligible for State tax credits under the Missouri Neighborhood Assistance Act.

In drafting your letters of commitment to the Self-Help Program, we would like you to be as specific as possible. We realize that your organization is not in a position to write a "no strings" blank check to the Frenchtown Community Corporation. However, we feel that it is possible to meet the "certainty" requirements set out by HUD without going too far out on a limb.

This could be accomplished by writing the commitment letter with a number of contingencies to be met before the commitment is to be finally executed. For example, a contribution might be committed subject to the following contingencies:

1. Eligibility for State tax credits under the Neighborhood Assistance Act.
2. Tax exemption status under the Internal Revenue Service Code Section 501(c)(3) accorded to the Frenchtown Community Corporation.
3. Award of the Neighborhood Self- Help Grant by HUD to the Frenchtown Community Corporation.

In making such contingencies, it would be helpful to set a timetable for accomplishing them as well. For example, if a commitment is subject to the final approval of an internal Board or Committee, then indicate the probable timetable for meeting that contingency.

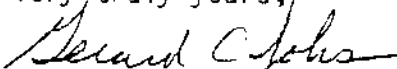
In this manner, the specific terms of the arrangement are set up, yet no party is bound by the terms until certain conditions are met by other parties. Our Application will be strengthened if this format is followed.

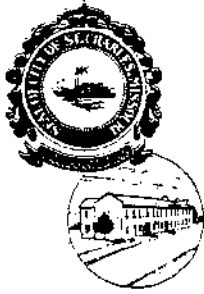
We have taken the liberty of including a draft letter speaking to the points we would like to be covered in the letters of commitment. This draft is also intended to protect all parties interested in an involvement in the Frenchtown Neighborhood.

As noted earlier, we would like to have the letters on Thursday, March 20, 1980 by 3:00 p.m. so we can include them in the Application to HUD. The letters should be addressed to Gerard C. Johns, P. O. Box 132, St. Charles, MO 63301. The letters should be delivered to Victoria Kern at the Community Development Office in City Hall, 200 North Second Street, second floor. If you have any questions, do not hesitate to give me a call at 946-8918.

The Frenchtown Community Corporation wishes to thank you for your interest in our neighborhood and welcome your support of Frenchtown's revitalization - an effort which should benefit all of us!

Very truly yours,

  
Gerard C. Johns  
President



OFFICE OF THE MAYOR

# City of Saint Charles, Missouri

200 North Second Street Saint Charles, Missouri 63301  
(314) 925-2000

**DOUGLAS BOSCHERT**  
Mayor

February 19, 1980

The Reverend Father Geno Baroni  
Assistant Secretary  
Office of Neighborhood Development  
Department of Housing and Urban Development  
451 Seventh Street, S.W., Room 4222  
Washington, D.C. 20410

Dear Father Baroni:

I have reviewed the Neighborhood Self-Help Development Application from the Frenchtown Community Corporation in the City of St. Charles.

The City's Community Development Office has been involved with the Community Corporation through the entire development of the Application. The City provided the funds to cover the costs of the Application preparation.

I find this Application consistent with, and fully supportive of the specific objectives of the City including housing and community development, economic development, and neighborhood conservation and revitalization being carried out by the City.

I would appreciate your consideration of the Application for funding not only for a new and aggressive neighborhood within our City but also for a well-coordinated effort among the City, the Frenchtown Neighborhood, and local businesses and lenders.

Sincerely,

Douglas Boschert  
Mayor  
City of St. Charles

DB/jeh



Home Office: Ninth & Locust, St. Louis, Missouri 63101 (314) 425-1200

February 6, 1980

RECEIVED

FEB 08 1979

DEV.

Ms. Victoria Kern  
Community Development Director  
City of St. Charles  
200 North Second Street  
St. Charles, MO 63301

Dear Ms. Kern:

Thank you for including Roosevelt Federal in the presentation which brought the St. Charles Financial Community up-to-date concerning the revitalization efforts in the Frenchtown Neighborhood.

With regard to your request for commitments from the financial community, I would like to take this opportunity to assure you that Roosevelt Federal will continue to consider and make mortgage loans and home improvement loans on single family residential, owner-occupied properties in Frenchtown. Such applications will be subject to the same underwriting criteria as is applied to any other application received on property located within our lending area. Potential borrowers may contact our St. Charles Loan Office at 946-5885 to obtain more information in regards to filing an application.

Although we do not feel that it is appropriate at this time to commit Roosevelt Federal to the other three areas in which you are looking for financial institutions' commitments, we would very much appreciate being involved in subsequent planning sessions for the revitalization of the Frenchtown Neighborhood. We have been extensively involved in several revitalization programs in the City of St. Louis including the local NHS program. Therefore, we may be able to provide you some expertise in establishing various revitalization programs.

Sincerely,

A handwritten signature in dark ink, appearing to read "Edward L. Phelps", is written over a light-colored background.

Edward L. Phelps  
Assistant Secretary  
Urban Lending Manager

CC: Mrs. Dorothy Kuhlmann  
St. Charles Loan Unit Manager

Mr. Rex Brennecke  
Installment Lending Manager



---

**COMMERCE BANK**  
of St. Charles

---

1735 First Capitol Drive  
P.O. Box 130, St. Charles, Mo. 63301  
Phone: 314-946-6410 / 314-724-4500

---

A Commerce Bancshares Affiliate

---

March 17, 1980

Mr. Gerard C. Johns, President  
Frenchtown Community Corporation  
Post Office Box 132  
St. Charles, MO 63301

Dear Jerry:

I have read the summary of the Self-Help Application, and I am writing to express my interest in the program and willingness to consider its financial support.

Frenchtown is indeed a viable neighborhood. I am impressed by the extent to which neighborhood residents and property owners have cooperated in the development of the Revitalization Plan and the Self-Help Application.

Now let me get down to specifics. Commerce Bank of St. Charles would be interested in participating in the rehabilitation and improvement programs in the Frenchtown Neighborhood. We are confident of the need for, and the interest in, home-improvement loans and property rehabilitation in the neighborhood. Our participation would, of course, be contingent upon:

1. Approval of the Self-Help Grant by HUD providing interest "write down", pilot rehabilitation, and administrative funds.
2. Receipt of approvals of tax-exempt status under the Internal Revenue Service Code Section 501(c)(3) and the Missouri Neighborhood Assistance Act by the Frenchtown Community Corporation.
3. The Commerce Bank of St. Charles' qualifying under the state of Missouri's incentive plan for a direct tax credit for the Bank's State taxes for the amount of our contribution.
4. The ability to work out a satisfactory means of administering the program including the Community Corporation's accountability for our contribution.

We would consider making a \$2,000.00 contribution toward the \$28,300.00 needed from private sources. It is our understanding that \$13,300.00 of this \$28,300.00 is to come from the financial institutions with \$15,000.00 coming from other private corporations. This contribution would have to be finalized by our

Mr. Gerald C. Johns

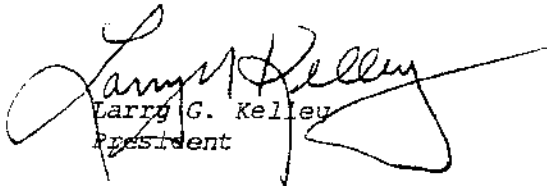
Page 2

March 17, 1980

Board of Directors whose action could be taken within 30 working days from the date of notification that all contingencies have been met.

We would appreciate it if you would keep us informed of progress with Frenchtown's revitalization plans. I extend my personal wishes for success in your effort, and if I can be of any additional service, please call me.

Sincerely,



Larry G. Kelley  
President

LGK:gst

# RAUCH TRUCK LINES, Inc.

ST. CHARLES, MO.

St. Charles Office and Terminal  
110 Olive  
St. Charles, Mo.  
724-4232  
946-6177



St. Louis Terminal  
710 S. Sixth St.  
421-7491

March 18, 1980

Gerald C. Johns  
Neighborhood Self-Help Development  
For The Frenchtown Community Corp.  
City of St. Charles, Missouri 63301

Dear Jerry;

I have read the summary of the Self-Help Application and I am writing to express my interest in the program and willingness to consider its financial support.

Frenchtown is indeed a viable neighborhood. I am impressed by the extent to which neighborhood residents and property owners have cooperated in the development of the Revitalization Plan and the Self-Help Application.

Now let me get down to specifics. Rauch Truck Lines, Inc. would be interested in participating in the rehabilitation and improvement programs in the Frenchtown Neighborhood. We are confident of the need for, and the interest in, home improvement loans and property rehabilitation in the neighborhood. Our participation would, of course, be contingent upon:

1. Approval of the Self-Help Grant by HUD Providing interest 7%, pilot rehabilitation, and administrative funds.
2. Receipt of approvals of tax exempt status under the Internal Revenue Service Code Section 501(c)(3) and the Missouri Neighborhood Assistance Act by the Frenchtown Community Corporation.
3. Our ability to work out a satisfactory means of administering the program including the Community Corporation's accountability for our contribution.

We would consider making a \$100.00 contribution toward the \$28,300 needed from private sources. This contribution would have to be finalized by our Board of Directors whose action could be taken within 30 working days from the date of notification that all contingencies have been met.

We would appreciate it if you would keep us informed of progress with Frenchtown's revitalization plans.

Sincerely,

*Jack H. H.*

**First Bank**  
of St. Louis - Missouri

March 20, 1980

Gerard C. Johns  
P.O. Box 132  
St. Charles, MO 53301

Dear Jerry:

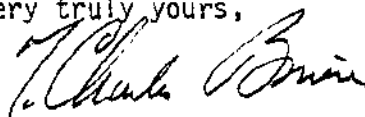
We at First State Bank of St. Charles Missouri are willing to lend our support in the rehabilitation and improvement of the Frenchtown Neighborhood of St. Charles.

We would consider making a \$2500.00 contribution toward the \$28,300 needed from private sources. This contribution would have to be finalized by our Board of Directors whose action could be taken within fifteen (15) days from the date of notification providing the following contingencies are met:

1. Approval of the Self-Help grant by HUD providing interest "write down", pilot rehabilitation and administrative funds.
2. Receipt of approval of tax exempt status under the Internal Revenue Service Code Section 501(c) (3) and the Missouri Neighborhood Assistance Act by the Frenchtown Community Corporation.
3. Our ability to work out a satisfactory means of administering the program including the Community Corporation's accountability for our contribution.

We would appreciate it if you would keep us informed of progress with Frenchtown's revitalization plans.

Very truly yours,



T. Charles Bruere  
President

TCB:ep



# FIRST NATIONAL BANK of ST. CHARLES MISSOURI

100 NORTH MAIN 5th & FIRST CAPITAL, AND ELM & HAWTHORNE

ESTABLISHED 1863



March 17, 1980

Gerald C. Johns  
P.O. Box 132  
St. Charles, Missouri 63301

Dear Mr. Johns:

I have read the summary of the Self-Help Application and I am writing to express my interest in the program and willingness to consider its financial support.

Frenchtown is indeed a viable neighborhood. I am impressed by the extent to which neighborhood residents and property owners have cooperated in the development of the Revitalization Plan and Self-Help Application.

Now let me get down to specifics. The First National Bank of St. Charles, Missouri would be interested in participating in the rehabilitation and improvement programs in the Frenchtown Neighborhood. We are confident of the need for, and the interest in, home improvement loans and property rehabilitation in the neighborhood. Our participation would, of course, be contingent upon:

1. Approval of the Self-Help Grant by HUD for \$90,000.00 providing interest "write down", pilot rehabilitation, and administrative funds.
2. The ability of the residents to invest \$150,000.00 of their own funds on the project.
3. Receipt of approvals of tax exempt status under the Internal Revenue Service Code Section 501(c) (3) and the Missouri Neighborhood Assistance Act by the Frenchtown Community Corporation.
4. Our ability to work out a satisfactory means of administering the program including the Community Corporation's accountability for our contribution.

We would consider making a \$2,500.00 contribution toward the \$28,300 needed from private sources. This contribution would have to be finalized



FIRST NATIONAL MOTOR BANK

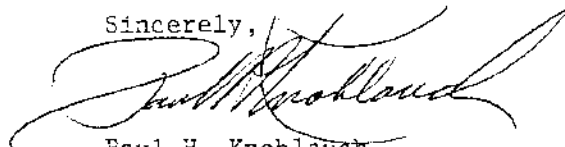


Page 2  
To: Gerald C. Johns  
March 17, 1980

by our Board of Directors whose action could be taken within Forty Five (45) working days from the date of notification that all contingencies have been met.

We would appreciate it if you would keep us informed of progress with Frenchtown's revitalization plans.

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul H. Knoblauch". The signature is written in dark ink and is positioned above the typed name.

Paul H. Knoblauch  
President

PHK/jo

Mercantile  
Bank of  
St. Charles County

2608 W. Clay  
St. Charles, Mo. 63301  
724-3600 • 948-6414

**MERCANTILE  
BANK**

O. J. (OLLIE) MILLER, JR.  
President

March 19, 1980

Mr. Gerard C. Johns, President  
Frenchtown Community Corporation  
P. O. Box 132  
St. Charles, MO 63301

Dear Mr. Johns:

I have read the summary of the Self-Help Application and I am writing to express my interest in the program and willingness to consider its financial support.

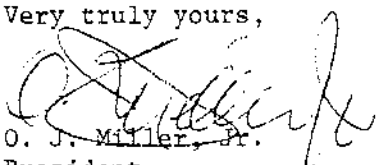
We are confident of the need for, and the interest in, home improvement loans and property rehabilitation in the neighborhood. Our participation would, of course, be contingent upon:

1. Approval of the Self-Help Grant by HUD providing interest "write down", pilot rehabilitation, and administrative funds.
2. Receipt of approvals of tax exempt status under the Internal Revenue Service Code Section 501(c) (3) and the Missouri Neighborhood Assistance Act by the Frenchtown Community Corporation.
3. Our ability to work out a satisfactory means of administering the program including the Community Corporation's accountability for our contribution.

We would consider making a \$2,000 contribution toward the \$28,300 needed from private sources. This contribution would have to be finalized by our Executive Committee whose action could be taken within 7 working days from the date of notification that all contingencies have been met.

We would appreciate it if you would keep us informed of progress with Frenchtown's revitalization plans.

Very truly yours,

  
O. J. Miller, Jr.  
President

OJM/bf

Community Federal

SAVINGS AND LOAN ASSOCIATION

1 Community Federal Center  
St. Louis, Missouri 63131  
(314) 822-5000

March 21, 1980

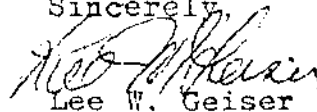
Gerard C. Johns  
P.O. Box 132  
St. Charles, MO 63301

Dear Jerry:

We will be pleased to help on the Neighborhood Self-Help Development Program by committing to a \$1,000 contribution.

Our commitment will be subject to the grant by HUD and approval of tax exempt status for contributions.

Sincerely,



Lee W. Geiser  
Executive Vice President

LWG/mp

W. Fassel  
President and  
Chairman of the Board



12680 Olive Street Road  
St. Louis, Missouri 63141  
(314) 576-4500

March 20, 1980

Mr. Gerard C. Johns, President  
Frenchtown Community Corporation  
P. O. Box 132  
St. Charles, Missouri 63301

Dear Mr. Johns:

Home Federal Savings and Loan Association of St. Louis County would be interested in participating in the rehabilitation and improvement programs in the Frenchtown Neighborhood. We feel that there is a need for, and the interest in, home improvement loans and property rehabilitation in the neighborhood. Our participation would, of course, be contingent upon:

1. Approval of the Self-Help Grant by HUD providing interest "write down", pilot rehabilitation, and administrative funds.
2. Receipt of approvals of tax exempt status under the Internal Revenue Service Code Section 501(c)(3) and the Missouri Neighborhood Assistance Act by the Frenchtown Community Corporation.
3. Our ability to work out a satisfactory means of administering the program including the Community Corporation's accountability for our contribution.

We would consider making a \$2,000.00 contribution toward the \$28,300.00 needed from private sources. This contribution would have to be finalized by our Board of Directors whose action could be taken within thirty (30) working days from the date of notification that all contingencies have been met.

We would appreciate it if you would keep us informed of progress with Frenchtown's revitalization plans.

Yours very truly,

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION

A handwritten signature in cursive script, reading "R. W. Fassel". The signature is written in dark ink and is positioned above a horizontal line.

Ralph W. Fassel, President and  
Chairman of the Board of Directors

RWF:jm

8690 Lockland Road, Overland, 429-5000  
601 First Capitol Drive, St. Charles, 724-5200  
2531 West Clay Street, St. Charles, 724-3734  
321 South Main Street, O'Fallon, 272-8245  
157 West Port Plaza, St. Louis, 429-5000  
2600 McKelvey Road, Bridgeton, 429-5000  
Hwy. 94 at Jung's Road, Harvester, 447-3194  
7210 Manchester Road, Ballwin, 394-7767  
244 Mayfair Plaza, Florissant, 355-7700