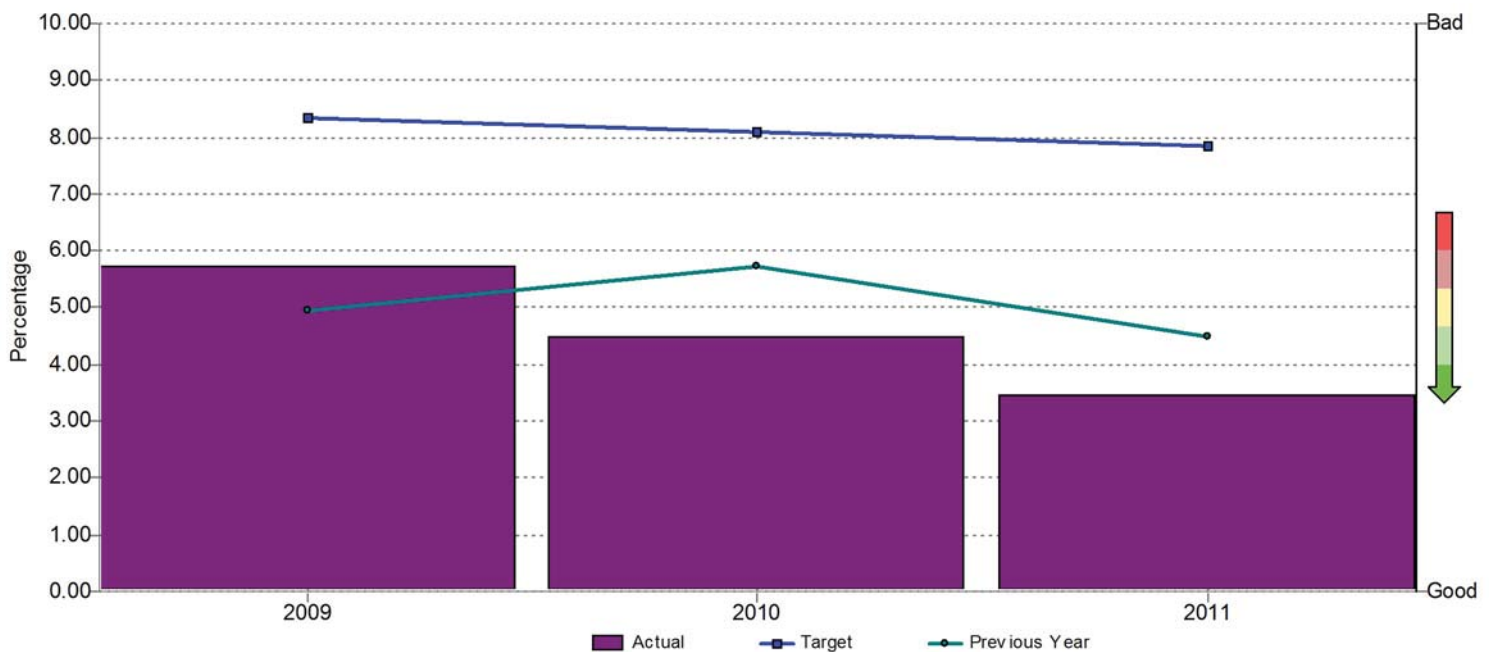


Operational Performance Report

Community Development

% Retail Vacancy Rate (Community Development)

This Year to Date (Average)



Period Table

	Actual	Target	Target - Index	Previous Year	Previous Year - Index
2009	5.72%	8.35%	131.5%	4.96%	84.7%
2010	4.50%	8.08%	144.3%	5.72%	121.3%
2011	3.48%	7.85%	155.7%	4.50%	122.7%

Sub-measures Table

	Actual	Target	Target - Index	Previous Year	Previous Year - Index
Vacant Retail Sq. Ft.	65,062.00	151,556.43	157.1%	84,200.00	122.7%
Total Existing Retail Sq. Ft.	1,871,067.00	1,871,067.00	100.0%	1,871,067.00	100.0%

Results and Trend Information (2011/Q4)

The retail vacancy rate for the 4th quarter of 2011 was 3.48%. This represents an increase in .13% (2,372 SF) from the 3rd quarter vacancy rate of 3.35%. This minor increase does not warrant attention as it is well within the normative definition of transitional space; that is space that is between occupancies or being prepared for occupancy.

Action Plan (2011/Q4)

Staff is addressing the retail vacancy rate in several ways. First, an Economic Development Plan was created to begin crafting policies to ensure a stabilization of the retail vacancy rates. Second, the City's Strategic Planning process includes a specific Action Plan that includes specific implementable actions to evaluate the market and identify policies and tools to address stabilization and reduction in all City vacancy rates including the retail vacancy rate. However, the City's vacancy rate for retail is less than half that seen throughout the St. Louis Region and does not warrant specific attention.

Benchmark Information (2011/Q4)

The benchmark for the retail vacancy rate reflects the current vacancy rate for the St. Louis Statistical Metropolitan Area. This target is established at 7.85% which is the vacancy rate for the 4th quarter of 2011.