

1 **AN ORDINANCE DISSOLVING SPECIAL ALLOCATION FUND FOR**
2 **THE JEFFERSON ARMS REDEVELOPMENT AREA, AND**
3 **TERMINATING THE DESIGNATION OF A CERTAIN RESPECTIVE**
4 **PORTION OF THE CITY OF ST. LOUIS, MISSOURI, RELATING TO A**
5 **REDEVELOPMENT AREA AND AUTHORIZING CERTAIN ACTIONS**
6 **RELATING THERETO AND CONTAINING A SEVERABILITY AND**
7 **EMERGENCY CLAUSE.**

8 **WHEREAS**, the Real Property Tax Increment Allocation Redevelopment Act, Sections
9 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, authorizes municipalities to
10 undertake redevelopment projects in blighted, conservation or economic development areas, as
11 defined in the Act; and

12 **WHEREAS**, the Act authorizes municipalities to adopt an ordinance dissolving the
13 special allocation fund for a redevelopment area and terminating the designation of the
14 redevelopment area as a “redevelopment area” and thereafter distribute the remaining funds as
15 required upon the occurrence of certain conditions; and

16 **WHEREAS**, the Jefferson Arms Redevelopment Plan envisioned the rehabilitation of an
17 existing building (the Hotel Jefferson between Locust and St. Charles on Tucker) into a mix of
18 commercial and residential uses (“Jefferson Arms Redevelopment Project”) and the City Board
19 of Aldermen passed and the Mayor signed Ordinance No. 67238, designating the Jefferson Arms
20 redevelopment project area as a “redevelopment area” as defined in Section 99.805(12) of the
21 Act (“Jefferson Arms Redevelopment Area”), approving that redevelopment plan and that
22 redevelopment project, adopting tax increment financing within the Jefferson Arms
23 Redevelopment Area, and establishing a special allocation fund for the Jefferson Arms
24 Redevelopment Area, and Section Twelve of Ordinance No. 67238 provides that said ordinance
25 shall terminate ninety (90) days after the effective date or on or about September 22, 2006,
26 unless extended by the City Board of Estimate and Apportionment, if a redevelopment

1 agreement relating to the Jefferson Arms Redevelopment Project has not been executed, and no
2 such redevelopment agreement has been executed nor the time extended.

3 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS**
4 **FOLLOWS:**

5 **SECTION ONE.** The Board of Aldermen hereby dissolves the special allocation fund
6 for the Jefferson Arms Redevelopment Area, as a “redevelopment area” pursuant to the Act.

7 **SECTION TWO.** The City Finance Officer (“Comptroller”) is hereby directed to
8 disburse, after the payment of City’s expenses, all funds in the above named special allocation
9 fund for the Jefferson Arms Redevelopment Area to the appropriate taxing districts in the
10 manner provided in the Act.

11 **SECTION THREE.** The Mayor and Comptroller are hereby authorized and directed to
12 execute all documents, if any, and take such necessary steps as they deem necessary and
13 advisable to carry out and perform the purpose of this Ordinance.

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

21 **SECTION FIVE.** This ordinance, being necessary for the immediate preservation of
22 public peace, health, safety, and general welfare, shall be and is hereby declared to be an
23 emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the
24 City of St. Louis and, as such, this ordinance shall take effect immediately upon its passage and
25 approval by the Mayor.