

ORDINANCE #66430
Board Bill No. 206

AN ORDINANCE AMENDING ORDINANCE NUMBER 65703 DESIGNATING A PORTION OF THE CITY OF ST. LOUIS, MISSOURI, AS A REDEVELOPMENT AREA KNOWN AS THE GRAND CENTER REDEVELOPMENT AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT; APPROVING AN AMENDED REDEVELOPMENT PLAN; PRESCRIBING OTHER MATTERS AND MAKING FINDINGS WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of St. Louis, Missouri (the "City"), is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and laws of the State of Missouri; and

WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis, Missouri (the "TIF Commission"); and

WHEREAS, the TIF Commission is duly constituted according to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (2000), as amended (the "TIF Act"), and is authorized to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, the City's Board of Aldermen did duly consider and adopt Ordinance No. 65703 on December 2, 2002 establishing a redevelopment area (the "Redevelopment Area") and approving a redevelopment plan titled the "Tax Increment Blighting Analysis and Redevelopment Plan for the Grand Center Redevelopment Area" (the "Redevelopment Plan") pursuant to and in accordance with the Act; and

WHEREAS, as the implementation of the Redevelopment Plan progressed, it became evident that certain changes are required, and the Developer has requested certain boundary adjustments to the Redevelopment Area; and

WHEREAS, staff and consultants of the City prepared for consideration by the TIF Commission a proposed Amendment to the Redevelopment Plan dated April 30, 2004 (the "Amendment") which adjusts the boundaries of the Redevelopment Area; and

WHEREAS, on June 16, 2004, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act and received comments from all interested persons and taxing districts relative to the Amendment; and

WHEREAS, on June 16, 2004, the TIF Commission voted to recommend that the Board of Aldermen adopt an ordinance approving the Amendment in the form required by the Act; and

WHEREAS, the Board of Aldermen has received the recommendations of the TIF Commission regarding the proposed Amendment and wishes to accept the recommendation that the Redevelopment Plan be amended to adjust the boundaries of the Redevelopment Area in accordance with the Amendment; and

WHEREAS, the Amendment will have no adverse effect on the operation or effectiveness of the Redevelopment Plan or any related financings; and

WHEREAS, the Board of Alderman hereby determines that the terms of the Amendment and Redevelopment Plan are acceptable and that it is necessary and advisable and in the best interest of the City, and the health, safety and morals and welfare of its residents, and in accordance with the public purposes specified in the Act to approve and implement the Amendment; and

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The Redevelopment Plan is hereby ratified and approved. The Amendment, as recommended by the TIF Commission on June 16, 2004 and attached hereto as Exhibit A, is hereby approved and the Redevelopment Plan and all exhibits attached thereto are hereby deemed amended in accordance with the Amendment.

SECTION TWO. The Mayor and Comptroller of the City and all other officers, agents, representatives and employees of the City are hereby authorized to take any and all actions as may be deemed necessary, desirable, convenient or proper to carry out and comply with the intent of this Ordinance with regard to the implementation of the Redevelopment Plan and the Amendment and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to carry out the matters herein authorized.

SECTION THREE. The Mayor and the Comptroller or their designated representatives are hereby further authorized and directed to make any changes to the documents and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary, desirable, convenient or proper in order to carry out the matters herein authorized.

SECTION FOUR. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

SECTION FIVE. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

EXHIBIT A

**AMENDMENT TO THE TAX INCREMENT
BLIGHTING ANALYSIS AND REDEVELOPMENT PLAN
FOR THE
GRAND CENTER
REDEVELOPMENT AREA
St. Louis, Missouri
April 30, 2004
AMENDING PLAN DATED
October 18, 2002, as amended, October 30, 2002
GRAND CENTER
REDEVELOPMENT PROJECTS**

**St. Louis Development Corporation
City of St. Louis
Francis G. Slay
Mayor
Barbara Geisman
Executive Director for Development**

Section 1. Exhibit I to the Redevelopment Plan is hereby amended to add the property commonly known and numbered as 25 S. Compton to the Redevelopment Area

Section 2. Exhibit I to the Redevelopment Plan is hereby amended to exclude the following parcels from the Redevelopment Area:

<u>Parcel ID</u>	<u>Address</u>
391903010	3848 LACLEDE AV
391903020	3838 LACLEDE AV
391903041	3834 LACLEDE AV
391903050	3822 LACLEDE AV
391903060	3818 LACLEDE AV
391903080	3812 LACLEDE AV
391903090	3810 LACLEDE AV
391903100	3808 LACLEDE AV
391903110	3802 LACLEDE AV
391903120	3800 LACLEDE AV
391903125	3762 LACLEDE AV
391903130	3760 LACLEDE AV
391903135	3758 LACLEDE AV
391903140	3754 LACLEDE AV
391903150	3752 LACLEDE AV
391903160	3750 LACLEDE AV
391903175	3712 LACLEDE AV
391903180	3710 LACLEDE AV
391903190	3708 LACLEDE AV
391903200	3706 LACLEDE AV
391903205	3704 LACLEDE AV
391903210	3702 H LACLEDE AV
391903220	3702 LACLEDE AV
391903230	3700 LACLEDE AV
391903240	11 S SPRING AV
391903250	13 S SPRING AV
391903260	15 S SPRING AV
391903270	17 S SPRING AV
391903280	19 S SPRING AV

Section 3. Exhibit II and Exhibit III to the Redevelopment Plan shall be amended in accordance with the boundary adjustments specified in Section 1 and Section 2 above.

Section 4. This Amendment shall be effective upon approval by the City through an effective ordinance.

Section 5. The Tax Increment Blighting Analysis and Redevelopment Plan for the Grand Center Redevelopment Area is incorporated into and made a part of this Amendment by this reference.

Approved: August 2, 2004