

**ORDINANCE #68739**  
**Board Bill No. 95**

**AN ORDINANCE DISSOLVING THE 4548 WEST PINE SPECIAL ALLOCATION FUND FOR THE 4548 WEST PINE REDEVELOPMENT AREA AND TERMINATING THE DESIGNATION OF A PORTION OF THE CITY OF ST. LOUIS, MISSOURI, AS A REDEVELOPMENT AREA AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO.**

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

**WHEREAS**, the Section 99.850.2 requires "(u)pon the payment of all redevelopment project costs, retirement of obligations and the distribution of any excess moneys pursuant to section 99.845 and this section, the municipality shall adopt an ordinance dissolving the special allocation fund for the redevelopment area and terminating the designation of the redevelopment area as a redevelopment area." and thereafter distribute the remaining funds as required by the Act; and

**WHEREAS**, the 4548 West Pine Redevelopment Plan (the "Redevelopment Plan") envisioned the demolition of existing buildings and site preparation and infrastructure improvements and building of townhouses (the "Redevelopment Project"); and

**WHEREAS**, the City Board of Aldermen passed and the Mayor signed Ordinance No. 64225 designating the 4548 West Pine Redevelopment Project Area as a "redevelopment area" as defined in Section 99.805(12) of the Act (the "Redevelopment Area"), approving the Redevelopment Plan and the Redevelopment Project, adopting tax increment financing within the Redevelopment Area, and establishing the 4548 West Pine Special Allocation Fund (the "Special Allocation Fund") for the Redevelopment Project, and authorizing the City to enter into a redevelopment agreement with and West Pine Court, L.L.C. (the "Developer"), whereby the Developer agreed to carry out the Redevelopment Plan on behalf of the City; and Ordinance No. 64258 authorizing the issuance of a Tax Increment Revenue Note (4548 West Pine Redevelopment Project) in the aggregate principal amount not to exceed \$300,000 plus Issuance Costs, as defined in the said ordinance; and

**WHEREAS**, the Redevelopment Project is completed and the City of St. Louis, Missouri, Tax-Exempt Tax Increment Revenue Note (4548 West Pine Redevelopment Project) Series 1998 has been retired; and

**WHEREAS**, all "redevelopment project costs" under the Act were incurred, all obligations have been retired and no further obligations will be issued with respect to the Redevelopment Plan.

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

**SECTION ONE.** The Board of Aldermen hereby dissolves the Special Allocation Fund for the Redevelopment Area and terminates the designation of the Redevelopment Area as a "redevelopment area" pursuant to the Act.

**SECTION TWO.** The City Finance Officer ("Comptroller") is hereby directed to disburse, after the payment of City's expenses, all funds in the Special Allocation Fund for the Redevelopment Area to the appropriate taxing districts in the manner provided in the Act.

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

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

**Approved: July 22, 2010**