

**ORDINANCE #69055**  
**Board Bill No. 193**

**AN ORDINANCE DISSOLVING SPECIAL ALLOCATION FUNDS FOR THE 1400 WASHINGTON REDEVELOPMENT AREA, 3150 SOUTH GRAND REDEVELOPMENT AREA, 5819 DELMAR REDEVELOPMENT AREA, CHOUTEAU NEWSTEAD REDEVELOPMENT AREA, ICE HOUSE REDEVELOPMENT AREA AND LINDELL CONDOMINIUMS REDEVELOPMENT AREA, AND TERMINATING THE DESIGNATION OF CERTAIN RESPECTIVE PORTIONS OF THE CITY OF ST. LOUIS, MISSOURI, RELATING TO EACH 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 Act authorizes municipalities to adopt an ordinance dissolving the special allocation fund for a redevelopment area and terminating the designation of the redevelopment area as a "redevelopment area." and thereafter distribute the remaining funds as required upon the occurrence of certain conditions; and

**WHEREAS**, the 1400 Washington Redevelopment Plan envisioned the construction of a new residential tower with retail and related parking ("1400 Washington Redevelopment Project") and the City Board of Aldermen ("Aldermen") passed and the Mayor signed Ordinance No. 67508, designating the 1400 Washington redevelopment project area as a "redevelopment area" as defined in Section 99.805(12) of the Act ("1400 Washington Redevelopment Area"), approving that redevelopment plan and that redevelopment project, adopting tax increment financing within the 1400 Washington Redevelopment Area, and establishing a special allocation fund for the 1400 Washington Redevelopment Area, and Section Twelve of Ordinance No. 67508 provides that said ordinance shall terminate ninety (90) days after the effective date or July 5, 2007, unless extended by the City Board of Estimate and Apportionment ("E & A"), if a redevelopment agreement relating to the 1400 Washington Redevelopment Project has not been executed, and no such redevelopment agreement has been executed nor the time extended; and

**WHEREAS**, the 3150 South Grand Redevelopment Plan envisioned the construction of a new commercial building with parking ("3150 South Grand Redevelopment Project") and the Aldermen passed and the Mayor signed Ordinance No. 68260, designating the 3150 South Grand redevelopment project area as a "redevelopment area" as defined in Section 99.805(12) of the Act (the "3150 South Grand Redevelopment Area"), approving that redevelopment plan and that redevelopment project, adopting tax increment financing within the 3150 South Grand Redevelopment Area, and establishing a special allocation fund for the 3150 South Grand Redevelopment Area and Section Twelve of Ordinance No. 68260 provides that said ordinance shall terminate ninety (90) days after the effective date or March 9, 2009, unless extended by E & A, if a redevelopment agreement relating to the 3150 South Grand Redevelopment Project has not been executed and no such redevelopment agreement has been executed nor the time extended; and

**WHEREAS**, the 5819 Delmar Redevelopment Plan envisioned the construction of thirty (30) new residential units ("5819 Delmar Redevelopment Project") and the Aldermen passed and the Mayor signed Ordinance No. 66968, designating the 5819 Delmar redevelopment project area as a "redevelopment area" as defined in Section 99.805(12) of the Act (the "5819 Delmar Redevelopment Area"), approving that redevelopment plan and that redevelopment project, adopting tax increment financing within the 5819 Delmar Redevelopment Area, and establishing a special allocation fund for the 5819 Delmar Redevelopment Area and Section Twelve of Ordinance No. 66968 provides that said ordinance shall terminate ninety (90) days after the effective date or January 3, 2006, unless extended by the E & A, if a redevelopment agreement relating to the 5819 Delmar Redevelopment Project has not been executed and no such redevelopment agreement has been executed nor the time extended; and

**WHEREAS**, the Chouteau Newstead Redevelopment Plan envisioned the construction of twenty (20) new residential townhouse structures (the "Chouteau Newstead Redevelopment Project") and the Aldermen passed and the Mayor signed Ordinance No. 67850, designating the Chouteau Newstead redevelopment project area as a "redevelopment area" as defined in Section 99.805(12) of the Act (the "Chouteau Newstead Redevelopment Area"), approving that redevelopment plan and that redevelopment project, adopting tax increment financing within the Chouteau Newstead Redevelopment Area, and establishing a special allocation fund for the Chouteau Newstead Redevelopment Area and Section Twelve of Ordinance No. 67850 provides that said ordinance shall terminate ninety (90) days after the effective date or January 27, 2008, unless extended by the E & A, if a redevelopment agreement relating to the Chouteau Newstead Redevelopment Project has not been executed and no such redevelopment agreement has been executed nor the time extended; and

**WHEREAS**, the Ice House Redevelopment Plan envisioned the rehabilitation of an existing building and related parking (the “Ice House Redevelopment Project”) and the Aldermen passed and the Mayor signed Ordinance No. 67456, designating the Ice House redevelopment project area as a “redevelopment area” as defined in Section 99.805(12) of the Act (the “Ice House Redevelopment Area”), approving that redevelopment plan and that redevelopment project, adopting tax increment financing within the Ice House Redevelopment Area, and establishing a special allocation fund for the Ice House Redevelopment Area and Section Twelve of Ordinance No. 67456 provides that it shall terminate ninety (90) days after the effective date or March 26, 2007, unless extended by E & A, if a redevelopment agreement relating to the Ice House Redevelopment Project has not been executed and no such redevelopment agreement has been executed nor the time extended; and

**WHEREAS**, the Lindell Condominiums Redevelopment Plan envisioned the construction of a new residential tower with related retail and parking (the “Lindell Condominiums Redevelopment Project”) and the Aldermen passed and the Mayor signed Ordinance No. 66967, designating the Lindell Condominiums redevelopment project area as a “redevelopment area” as defined in Section 99.805(12) of the Act (the “Lindell Condominiums Redevelopment Area”), approving that redevelopment plan and that redevelopment project, adopting tax increment financing within the Lindell Condominiums Redevelopment Area, and establishing a special allocation fund for the Lindell Condominiums Redevelopment Area and Section Twelve of Ordinance No. 66967 provides that said ordinance shall terminate ninety (90) days after the effective date or January 3, 2006, unless extended by E & A, if a redevelopment agreement relating to the Lindell Condominiums Redevelopment Project has not been executed and no such redevelopment agreement has been executed nor the time extended.

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

**SECTION ONE.** The Board of Aldermen hereby dissolves the special allocation funds for the 1400 Washington Redevelopment Area, 3150 South Grand Redevelopment Area, 5819 Delmar Redevelopment Area, Chouteau Newstead Redevelopment Area, Ice House Redevelopment Area and Lindell Condominiums Redevelopment Area and terminates the designation of the 1400 Washington Redevelopment Area, 3150 South Grand Redevelopment Area, 5819 Delmar Redevelopment Area, Chouteau Newstead Redevelopment Area, Ice House Redevelopment Area and Lindell Condominiums 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 above named special allocation funds for the 1400 Washington Redevelopment Area, 3150 South Grand Redevelopment Area, 5819 Delmar Redevelopment Area, Chouteau Newstead Redevelopment Area, Ice House Redevelopment Area and Lindell Condominiums 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: December 22, 2011**