ORDINANCE NUMBER 70198

COMMITTEE SUBSTITUTE

Board Bill No. 255 **Introduced by Alderwoman Marlene Davis**

AN ORDINANCE APPROVING AN AMENDMENT TO THE GRAND CENTER TIF REDEVELOPMENT AREA PLAN, REMOVING CERTAIN PROPERTY FROM THE REDEVELOPMENT AREA DESCRIBED THEREIN; MAKING FINDINGS WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTION 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 Alderman 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 Alderman did duly consider and adopt Ordinance No. 65703 on December 2, 2002 approving a redevelopment plan titled the "Tax Increment Blighting Analysis and TIF Redevelopment Plan" dated August 2, 2002 (the "Redevelopment Plan") approving the redevelopment projects described therein and designating the redevelopment area described therein pursuant to and in accordance with the TIF Act; and

WHEREAS, the Redevelopment Plan has been amended, most recently by Ordinance No. 68874 adopted by the Board of Alderman on February 22, 2011, which established the current "Grand Center Redevelopment Area" as legally described in Exhibit A-1 to Ordinance No. 68874 entitled "Legal Description of 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 November 9, 2015 (the "Amendment"), which Amendment provided for, among others, the exclusion of certain real property within the Grand Center Redevelopment Area and to the exclusion from the redevelopment project or projects contemplated in the Redevelopment Plan any projects contemplated to be within the Excluded Area (such redevelopment project or projects being the "Redevelopment Projects"; and

WHEREAS, on November 18, 2015, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act and received comment from all interested persons and taxing districts relative to the Amendment; and

WHEREAS, on November 18, 2015, the TIF Commission voted to recommend that the Board of Alderman adopt an ordinance in the form required by the TIF Act approving the Amendment; and

WHEREAS, the Board of Alderman has received the recommendations of the TIF Commission regarding the Amendment and wishes to accept the recommendation that the Redevelopment Plan be amended to provide for the exclusion from the Grand Center Redevelopment Area of the Excluded Area; and

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

SECTION ONE. The Board of Alderman hereby adopts the foregoing recitals as findings.

SECTION TWO. The Amendment to the Redevelopment Plan, as reviewed and recommended by the TIF Commission on November 18, 2015 and attached hereto as Exhibit A, is hereby approved and the Redevelopment Plan and redevelopment projects therein are hereby deemed amended in accordance therewith.

SECTION THREE. The Comptroller is hereby directed to calculate the amount of moneys, if any, on deposit in the Special Allocation Fund established for the Original

Redevelopment Area that were generated from the Excluded Area and to distribute such moneys to the applicable taxing districts in the manner prescribed by Section 99.850.2 of the TIF Act.

SECTION FOUR. 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 FIVE. 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 SIX. 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.

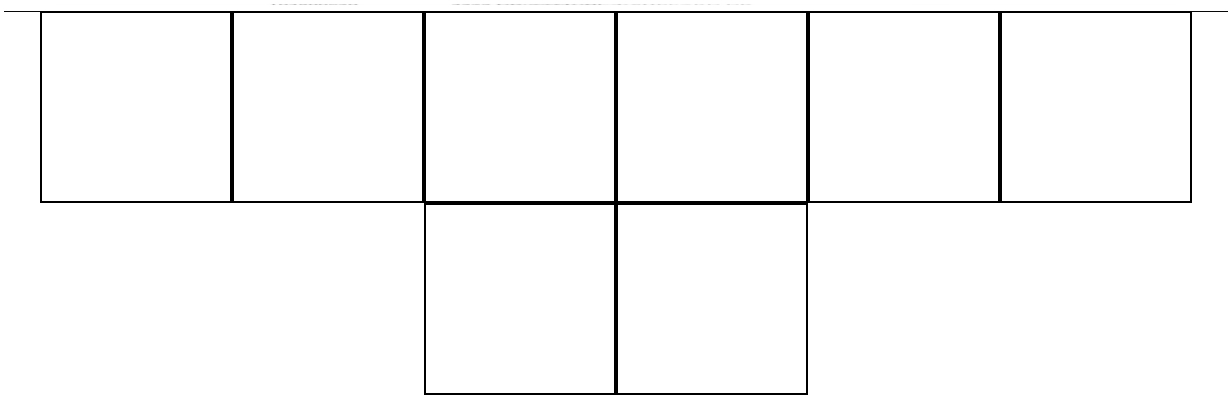
SECTION SEVEN. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

EXHIBIT A

AMENDMENT TO GRAND CENTER REDEVELOPMENT PLAN

The Grand Center TIF Redevelopment Plan approved by Ordinance No. 68874 is hereby amended by removing from the Redevelopment Area approved therein the following area (the "Excluded Area"):

PARCEL ID NO.	ADDRESS
10610000100	3520 Dr. Samuel Shepard
10610000200	3514 Dr. Samuel Shepard
10610000400	3500 Dr. Samuel Shepard
10610000500	3501 Washington
10610000600	3511 Washington
10610000700	3519 Washington
10610000800	3517 Washington
10610000900	3525 Washington
106100001200	634 North Grand
106100001300	3529 Washington

After removal of the Excluded Area the Grand Center TIF Redevelopment Area shall be and consist of the following Area:

GRAND CENTER TIF REDEVELOPMENT AREA