

ORDINANCE 70882

BOARD BILL NO. 131 INTRODUCED BY: ALDERWOMAN CARA SPENCER

1 An ordinance approving a Redevelopment Plan for the 3107 Meramec St. ("Area") after finding
2 that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016,
3 as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description
4 of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated
5 herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the
6 interest of the public health, safety, morals and general welfare of the people of the City;
7 approving the Plan dated September 25, 2018 for the Area ("Plan"), incorporated herein by
8 attached Attachment "B", pursuant to Section 99.430; finding that there is a feasible financial
9 plan for the development of the Area which affords maximum opportunity for development of
10 the Area by private enterprise; finding that no property in the Area may be acquired by the Land
11 Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise
12 of eminent domain; finding that the property within the Area is unoccupied, but if it should
13 become occupied the Redeveloper shall be responsible for relocating any eligible occupants
14 displaced as a result of implementation of the Plan; finding that financial aid may be necessary
15 to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be
16 available ten (10) year tax abatement (based on 90% of the assessed value of the incremental
17 improvements) ; and pledging cooperation of the Board of Aldermen and requesting various
18 officials, departments, boards and agencies of the City to cooperate and to exercise their
19 respective powers in a manner consistent with the Plan.

20 **WHEREAS**, by reason of predominance of defective or inadequate street layout,
21 unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or

1 obsolete platting there exist conditions which endanger life or property by fire or other causes
2 and constitute an economic or social liability or a menace to the public health, safety, morals or
3 welfare in the present condition and use of the Area, said Area being more fully described in
4 Attachment "A"; and

5 **WHEREAS**, such conditions are beyond remedy and control solely by regulatory
6 process in the exercise of the police power and cannot be dealt with effectively by ordinary
7 private enterprise without the aids provided in the Statute; and

8 **WHEREAS**, there is a need for the LCRA, a public body corporate and politic created
9 under Missouri law, to undertake the development of the above described Area as a land
10 clearance project ("Project") under said Statute, pursuant to plans by or presented to the LCRA
11 under Section 99.430.1 (4); and

12 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of
13 the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen
14 ("Board"), titled "Blighting Study and Plan for the 3107 Meramec St.," dated September 25,
15 2018 consisting of a Title Page, a Table of Contents Page, and twenty-one (21) numbered
16 pages, attached hereto and incorporated herein as Attachment "B" ("Plan"); and

17 **WHEREAS**, under the provisions of the Statute it is required that this Board take such
18 actions as may be required to approve the Plan; and

19 **WHEREAS**, it is desirable and in the public interest that a public body, the LCRA,
20 undertake and administer the Plan in the Area; and

1 **WHEREAS**, the LCRA and the Planning Commission have made and presented to this
2 Board the studies and statements required to be made and submitted by Section 99.430 and this
3 Board has been fully apprised by the LCRA and the Planning Commission of the facts and is
4 fully aware of the conditions in the Area; and

5 **WHEREAS**, the Plan has been presented and recommended by LCRA to this Board for
6 review and approval; and

7 **WHEREAS**, a general plan has been prepared and is recognized and used as a guide for
8 the general development of the City and the Planning Commission has advised this Board that
9 the Plan conforms to said general plan; and

10 **WHEREAS**, this Board has duly considered the reports, recommendations and
11 certifications of the LCRA and the Planning Commission; and

12 **WHEREAS**, the Plan does prescribe land use and street and traffic patterns which may
13 require, among other things, the vacation of public rights-of-way, the establishment of new
14 street and sidewalk patterns or other public actions; and

15 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
16 undertaking and carrying out of the Project, including those relating to prohibitions against
17 discrimination because of race, color, familial status, national origin or ancestry, sex, marital
18 status, age, sexual orientation, gender identity or expression, religion or disability; and

19 **WHEREAS**, in accordance with the requirements of Section 99.430 of the Statute, this
20 Board advertised that a public hearing would be held by this Board on the Plan, and said

1 hearing was held at the time and place designated in said advertising and all those who were
2 interested in being heard were given a reasonable opportunity to express their views; and

3 **WHEREAS**, it is necessary that this Board take appropriate official action respecting
4 the approval of the Plan.

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

7 **SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as
8 defined by Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute"
9 being Sections 99.300 to 99.715 inclusive, as amended) described in Attachment "A", attached
10 hereto and incorporated herein, known as the 3107 Meramec St. Area.

11 **SECTION TWO.** The redevelopment of the above described Area, as provided by the
12 Statute, is necessary and in the public interest, and is in the interest of the public health, safety,
13 morals and general welfare of the people of the City.

14 **SECTION THREE.** The Area qualifies as a redevelopment area in need of
15 redevelopment under the provision of the Statute, and the Area is blighted as defined
16 in Section 99.320 of the Statute.

17 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated September 25,
18 2018, ("Plan") having been duly reviewed and considered, is hereby approved and incorporated
19 herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is
20 hereby directed to file a copy of said Plan with the Minutes of this meeting.

1 **SECTION FIVE.** The Plan for the Area is feasible and conforms to the general plan
2 for the City.

3 **SECTION SIX.** The financial aid provided and to be provided for financial assistance
4 pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in
5 accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

6 **SECTION SEVEN.** The Plan for the Area will afford maximum opportunity,
7 consistent with the sound needs of the City as a whole, for the redevelopment of the Area by
8 private enterprise, and private developments to be sought pursuant to the requirements of the
9 Statute.

10 **SECTION EIGHT.** The Plan for the Area provides that the Land Clearance for
11 Redevelopment Authority of the City of St. Louis ("LCRA") may not acquire any property in
12 the Area by the exercise of eminent domain.

13 **SECTION NINE.** The property within the Area is currently unoccupied, but if it
14 should become occupied all eligible occupants displaced by the Redeveloper ("Redeveloper"
15 being defined in Section Twelve, below) shall be given relocation assistance by the
16 Redeveloper at its expense, in accordance with all applicable federal, state and local laws,
17 ordinances, regulations and policies.

18 **SECTION TEN.** The Plan for the Area gives due consideration to the provision of
19 adequate public facilities.

1 **SECTION ELEVEN.** In order to implement and facilitate the effectuation of the Plan
2 hereby approved it is found and determined that certain official actions must be taken by this
3 Board and accordingly this Board hereby:

4 (a) Pledges its cooperation in helping to carry out the Plan;

5 (b) Requests the various officials, departments, boards and agencies of the City,
6 which have administrative responsibilities, likewise to cooperate to such end and to execute
7 their respective functions and powers in a manner consistent with the Plan; and

8 (c) Stands ready to consider and take appropriate action upon proposals and
9 measures designed to effectuate the Plan.

10 **SECTION TWELVE.** All parties participating as owners or purchasers of property in
11 the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs,
12 successors and assigns that they shall not discriminate on the basis of race, color, familial status,
13 national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or
14 expression, religion or disability in the sale, lease, or rental of any property or improvements
15 erected or to be erected in the Area or any part thereof and those covenants shall run with the
16 land, shall remain in effect without limitation of time, shall be made part of every contract for
17 sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the
18 LCRA, the City and the United States of America.

19 **SECTION THIRTEEN.** In all contracts with private and public parties for
20 redevelopment of any portion of the Area, all Redevelopers shall agree:

1 (a) To use the property in accordance with the provisions of the Plan, and be bound
2 by the conditions and procedures set forth therein and in this Ordinance;

3 (b) That in undertaking construction under the agreement with the LCRA and the
4 Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises
5 ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase
6 orders;

7 (c) To be bound by the conditions and procedures regarding the utilization of
8 MBE's and WBE's established by the City;

9 (d) To adhere to the requirements of Ordinance #70767 and the Executive Orders
10 #28 and #47, as may be amended and supplemented.

11 (e) To comply with the requirements of Ordinance No. 60275 of the City;

12 (f) To cooperate with those programs and methods supplied by the City with the
13 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
14 material supplier participation in the construction under this Agreement. The Redeveloper will
15 report semi-annually during the construction period the results of its endeavors under this
16 paragraph, to the Office of the Mayor and the President of this Board; and

17 (g) That the language of this Section Thirteen shall be included in its general
18 construction contract and other construction contracts let directly by Redeveloper.

19 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
20 profit organization owned, operated and controlled by minority group members who have at

1 least fifty-one percent (51%) ownership. The minority group member(s) must have operational
2 and management control, interest in capital and earnings commensurate with their percentage of
3 ownership. The term Minority Group Member(s) shall mean persons legally residing in the
4 United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or
5 Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the
6 Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos,
7 Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or
8 Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit
9 or non-profit organization owned, operated and controlled by a woman or women who have at
10 least fifty-one percent (51%) ownership. The woman or women must have operational and
11 managerial control, interest in capital and earnings commensurate with their percentage of
12 ownership.

13 The term "Redeveloper" as used in this Section shall include its successors in interest
14 and assigns.

15 **SECTION FOURTEEN.** The Redeveloper(s) may seek ten (10) year ad valorem real
16 estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715,
17 RSMo, as amended, upon application as provided therein. LCRA shall provide the
18 Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section
19 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such
20 certificate with the City Assessor within thirty (30) days receipt thereof as required by Section
21 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a

1 written certification of the current assessed value of the then-existing applicable real property or
2 portion thereof (the “Base Assessed Value”) to the Redeveloper(s).

3 During the Tax Abatement Period, and subject to continued compliance with the Plan and any
4 redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real
5 property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional
6 payments in lieu of taxes (“PILOTs”) as follows:

7 • During each year of the Tax Abatement Period, unabated ad valorem real estate
8 taxes will be imposed based on the then-current tax levy rates and the Base
9 Assessed Value of the applicable real property or portion thereof pursuant to
10 Section 99.710, RSMo; and

11 • During each year of the Tax Abatement Period, PILOTs shall equal:
12 ○ In each of years one through ten of the Tax Abatement Period, an
13 amount equal to ten percent (10%) of the difference between the ad
14 valorem real estate taxes that would be due if there were no abatement
15 and the amount of taxes actually due (as described above);

16 Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from
17 increasing or decreasing the assessed value of the any real property or portion thereof that is not
18 subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

19 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
20 Revenue in the same manner as regular ad valorem real estate taxes.

1 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
2 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was
3 first approved. Modifications which will substantially change the Plan include, but are not
4 necessarily limited to, modifications on the use of eminent domain, to the length of tax
5 abatement, to the boundaries of the Area, to the urban design objectives, to the urban design
6 regulations, or to other items which alter the nature or intent of the Plan. The Plan may be
7 otherwise modified (e.g. development schedule) by the LCRA in accordance with its September
8 25, 2018 policy governing time extensions, as may be amended.

9 **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event
10 that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
11 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the
12 Ordinance are so essential and inseparably connected with and dependent upon the void section
13 that it cannot be presumed that this Board would have enacted the valid sections without the
14 void ones, or unless the court finds that the valid sections standing alone are incomplete and are
15 incapable of being executed in accordance with the legislative intent.

16