

BOARD BILL NO. 183 INTRODUCED BY ALDERMAN JOSEPH RODDY

1 **AN ORDINANCE DISSOLVING SPECIAL ALLOCATION FUNDS FOR**
2 **THE LASALLE BUILDING REDEVELOPMENT AREA AND 500 N.**
3 **KINGSHIGHWAY REDEVELOPMENT AREA, AND TERMINATING**
4 **THE DESIGNATION OF CERTAIN RESPECTIVE PORTIONS OF THE**
5 **CITY OF ST. LOUIS, MISSOURI, RELATING TO EACH AS A**
6 **REDEVELOPMENT AREA AND AUTHORIZING CERTAIN ACTIONS**
7 **RELATING THERETO AND CONTAINING SEVERABILITY AND**
8 **EMERGENCY CLAUSES.**

9 **WHEREAS**, the Real Property Tax Increment Allocation Redevelopment Act, Sections
10 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), authorizes
11 municipalities to undertake redevelopment projects in blighted, conservation or economic
12 development areas, as defined in the Act; and

13 **WHEREAS**, the Act authorizes municipalities to adopt an ordinance dissolving the
14 special allocation fund for a redevelopment area and terminating the designation of the
15 redevelopment area as a “redevelopment area” and thereafter distribute the remaining funds as
16 required upon the occurrence of certain conditions; and

17 **WHEREAS**, the LaSalle Building Redevelopment Plan envisioned the rehabilitation and
18 redevelopment of a building into commercial space and ancillary improvements (“LaSalle
19 Building Redevelopment Project”) and the City Board of Aldermen (“Aldermen”) passed and the
20 Mayor signed Ordinance No. 68080, designating the LaSalle Building redevelopment project
21 area as a “redevelopment area” as defined in Section 99.805(12) of the Act (“LaSalle Building
22 Redevelopment Area”), approving that redevelopment plan and that redevelopment project,
23 adopting tax increment financing within the LaSalle Building Redevelopment Area, and
24 establishing a special allocation fund for the LaSalle Building Redevelopment Area, and Section
25 Twelve of Ordinance No. 68080 provides that said ordinance shall terminate ninety (90) days
26 after the effective date or August 27, 2008, unless extended by the City Board of Estimate and

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1 Apportionment (“E & A”), if a redevelopment agreement relating to the LaSalle Building
2 Redevelopment Project has not been executed, and no such redevelopment agreement has been
3 executed nor the time extended; and

4 **WHEREAS**, the 500 N. Kingshighway Redevelopment Plan envisioned the acquisition,
5 rehabilitation and redevelopment of the existing structure and the construction of a new
6 commercial building for a mix of commercial uses. (“500 N. Kingshighway Redevelopment
7 Project”) and the Aldermen passed and the Mayor signed Ordinance No. 68640, designating the
8 500 N. Kingshighway redevelopment project area as a “redevelopment area” as defined in
9 Section 99.805(12) of the Act (the “500 N. Kingshighway Redevelopment Area”), approving
10 that redevelopment plan and that redevelopment project, adopting tax increment financing within
11 the 500 N. Kingshighway Redevelopment Area, and establishing a special allocation fund for the
12 500 N. Kingshighway Redevelopment Area and Section Twelve of Ordinance No. 68640
13 provides that said ordinance shall terminate ninety (90) days after the effective date or May 29,
14 2010, unless extended by E & A, if a redevelopment agreement relating to the 500 N.
15 Kingshighway Redevelopment Project has not been executed and no such redevelopment
16 agreement has been executed nor the time extended.

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

19 **SECTION ONE.** The Board of Aldermen hereby dissolves the special allocation funds
20 for the LaSalle Building Redevelopment Area and the 500 N. Kingshighway Redevelopment
21 Area as a “redevelopment area” pursuant to the Act.

22 **SECTION TWO.** The City Finance Officer (“Comptroller”) is hereby directed to
23 disburse, after the payment of City’s expenses, all funds in the above named special allocation
24 funds for the LaSalle Building Redevelopment Area and the 500 N. Kingshighway to the
25 appropriate taxing districts in the manner provided in the Act.

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

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

11 **SECTION FIVE.** This being an ordinance for the preservation of public peace, health
12 and safety, and providing for submission to the people, it is hereby declared to be an emergency
13 measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St.
14 Louis and therefore this ordinance shall become effective immediately upon its passage and
15 approval by the Mayor.

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