

BOARD BILL NO. 248

INTRODUCED BY ALDERMAN ALFRED WESSELS

1 **AN ORDINANCE DISSOLVING SPECIAL ALLOCATION FUNDS FOR**
2 **THE 4249 MICHIGAN REDEVELOPMENT AREA, SOUTH**
3 **CARONDELET DISTRICT #3 REDEVELOPMENT AREA, 503 NORTH**
4 **TUCKER BOULEVARD REDEVELOPMENT AREA, 3150 SOUTH**
5 **GRAND REDEVELOPMENT AREA, AND SKYWHEEL ST. LOUIS**
6 **REDEVELOPMENT AREA, AND TERMINATING THE DESIGNATION**
7 **OF CERTAIN RESPECTIVE PORTIONS OF THE CITY OF ST. LOUIS,**
8 **MISSOURI, RELATING TO EACH AS A REDEVELOPMENT AREA**
9 **AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO.**

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

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

18 **WHEREAS**, the 4249 Michigan Redevelopment Plan envisioned the renovation of an
19 apartment building at 4249 Michigan Avenue (“4249 Michigan Redevelopment Project”) and the
20 City Board of Aldermen (“Aldermen”) passed and the Mayor signed Ordinance No. 68780,
21 designating the 4249 Michigan redevelopment project area as a “redevelopment area” as defined
22 in Section 99.805(12) of the Act (“4249 Michigan Redevelopment Area”), approving that
23 redevelopment plan and that redevelopment project, adopting tax increment financing within the
24 4249 Michigan Redevelopment Area, and establishing a special allocation fund for the 4249
25 Michigan Redevelopment Area, and Section Twelve of Ordinance No. 68780 provides that said
26 ordinance shall terminate ninety (90) days after the effective date or December 3, 2010, unless

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1 extended by the City Board of Estimate and Apportionment (“E & A”), if a redevelopment
2 agreement relating to the 4249 Michigan Redevelopment Project has not been executed, and no
3 such redevelopment agreement has been executed nor the time extended; and

4 **WHEREAS**, the South Carondelet District #3 Redevelopment Plan envisioned the
5 redevelopment of existing structures for nine (9) residential units and approximately 18,000
6 square feet of office/retail space and the construction of approximately 125 new residential units
7 (“South Carondelet District #3 Redevelopment Project”) and the Aldermen passed and the
8 Mayor signed Ordinance No. 68092, designating the South Carondelet District #3 redevelopment
9 project area as a “redevelopment area” as defined in Section 99.805(12) of the Act (the “South
10 Carondelet District #3 Redevelopment Area”), approving that redevelopment plan and that
11 redevelopment project, adopting tax increment financing within the South Carondelet District #3
12 Redevelopment Area, and establishing a special allocation fund for the South Carondelet District
13 #3 Redevelopment Area and Section Twelve of Ordinance No. 68092 provides that said
14 ordinance shall terminate ninety (90) days after the effective date or August 27, 2008, unless
15 extended by E & A, if a redevelopment agreement relating to the South Carondelet District #3
16 Redevelopment Project has not been executed and no such redevelopment agreement has been
17 executed nor the time extended; and

18 **WHEREAS**, the Nadira Place Redevelopment Plan envisioned the construction 24,000
19 square feet of commercial space, 6,000 square feet of residential condominiums, 3,000 square
20 feet of retail space and related parking (“Nadira Place Redevelopment Project”) and the
21 Aldermen passed and the Mayor signed Ordinance No. 67847, designating the Nadira Place
22 redevelopment project area as a “redevelopment area” as defined in Section 99.805(12) of the
23 Act (the “503 North Tucker Boulevard Redevelopment Area”), approving that redevelopment
24 plan and that redevelopment project, adopting tax increment financing within the 503 North
25 Tucker Boulevard Redevelopment Area, and establishing a special allocation fund for the 503
26 North Tucker Boulevard Redevelopment Area and Section Twelve of Ordinance No. 67847
27 provides that said ordinance shall terminate ninety (90) days after the effective date or January
28 26, 2009, unless extended by the E & A, if a redevelopment agreement relating to the Nadira

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1 Place Redevelopment Project has not been executed and no such redevelopment agreement has
2 been executed nor the time extended; and

3 **WHEREAS**, the 3150 South Grand Redevelopment Plan envisioned the construction of a
4 commercial building and related parking (the “3150 South Grand Redevelopment Project”) and
5 the Aldermen passed and the Mayor signed Ordinance No. 68260, designating the 3150 South
6 Grand redevelopment project area as a “redevelopment area” as defined in Section 99.805(12) of
7 the Act (the “3150 South Grand Redevelopment Area”), approving that redevelopment plan and
8 that redevelopment project, adopting tax increment financing within the 3150 South Grand
9 Redevelopment Area, and establishing a special allocation fund for the 3150 South Grand
10 Redevelopment Area and Section Twelve of Ordinance No. 68260 provides that said ordinance
11 shall terminate ninety (90) days after the effective date or February 1, 2010, unless extended by
12 the E & A, if a redevelopment agreement relating to the 3150 South Grand Redevelopment
13 Project has not been executed and no such redevelopment agreement has been executed nor the
14 time extended; and

15 **WHEREAS**, the Skywheel St. Louis Redevelopment Plan envisioned the construction of
16 175 foot high, 42 gondola, giant wheel attraction with related parking (the “Skywheel St. Louis
17 Redevelopment Project”) and the Aldermen passed and the Mayor signed Ordinance No. 68256,
18 designating the Skywheel St. Louis redevelopment project area as a “redevelopment area” as
19 defined in Section 99.805(12) of the Act (the “Skywheel St. Louis Redevelopment Area”),
20 approving that redevelopment plan and that redevelopment project, adopting tax increment
21 financing within the Skywheel St. Louis Redevelopment Area, and establishing a special
22 allocation fund for the Skywheel St. Louis Redevelopment Area and Section Twelve of
23 Ordinance No. 68256 provides that said ordinance shall terminate ninety (90) days after the
24 effective date or February 1, 2010, unless extended by E & A, if a redevelopment agreement
25 relating to the Lindell Condominiums Redevelopment Project has not been executed and no such
26 redevelopment agreement has been executed nor the time extended.

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

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1 **SECTION ONE.** The Board of Aldermen hereby dissolves the special allocation funds
2 for the 4249 Michigan Redevelopment Area, South Carondelet District #3 Redevelopment Area,
3 503 North Tucker Boulevard Redevelopment Area, 3150 South Grand Redevelopment Area and
4 Skywheel St. Louis Redevelopment Area and terminates the designation of the 4249 Michigan
5 Redevelopment Area, South Carondelet District #3 Redevelopment Area, 503 North Tucker
6 Boulevard Redevelopment Area, 3150 South Grand Redevelopment Area and Skywheel St.
7 Louis Redevelopment Area as a “redevelopment area” pursuant to the Act.

8 **SECTION TWO.** The City Finance Officer (“Comptroller”) is hereby directed to
9 disburse, after the payment of City’s expenses, all funds in the above named special allocation
10 funds for the 4249 Michigan Redevelopment Area, South Carondelet District #3 Redevelopment
11 Area, 503 North Tucker Boulevard Redevelopment Area, 3150 South Grand Redevelopment
12 Area, and Skywheel St. Louis Redevelopment Area to the appropriate taxing districts in the
13 manner provided in the Act.

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

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