

St. Louis City Ordinance 64849

FLOOR SUBSTITUTE

BOARD BILL NO. [99] 240

INTRODUCED BY ALDERMAN JOSEPH D. RODDY

An ordinance designated a portion of the City of St. Louis, Missouri a Redevelopment Area; Approving a Redevelopment Plan; and Approving Redevelopment Projects Pursuant to the Real Property Tax Increment Allocation Redevelopment Act; and Making findings related thereto.

WHEREAS, the Tax Increment Financing Commission of the City of St. Louis, Missouri (the "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, 1998, as amended (the "Act"); and

WHEREAS, the Act authorizes the Commission to hold hearings with respect to proposed redevelopment areas, plans and projects and to make recommendations thereon to the Board of Aldermen; and

WHEREAS, staff and consultants at the direction of the Board of Aldermen have prepared a plan for redevelopment titled "4391-99 West Pine Boulevard Condominiums Redevelopment Plan" (the "Redevelopment Plan"), which provides for the construction of public improvements within the City of St. Louis (the "City") at 4391-99 West Pine Boulevard, the redevelopment area consisting of one-half acre located at 4391-99 West Pine Boulevard in the City's Central West End (the "Redevelopment Area"), as legally described in the Redevelopment Plan; and

WHEREAS, after proper notice, the Commission held a public hearing in conformance with the Act on September 22, 1999, and received comments from all interested persons and taxing districts affected by the Redevelopment Plan and redevelopment projects described therein;

WHEREAS, the Board of Aldermen has received the recommendations of the Commission and wishes to accept the recommendations and to designate the Redevelopment Area as a redevelopment area and to adopt the Redevelopment Plan and implement the Redevelopment Projects set forth therein.

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

SECTION 1: The Board of Aldermen hereby makes the following findings:

A. The Redevelopment Area on the whole is a "blighted area" as defined in Section 99.805(1) of the Act, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of the Redevelopment Plan;

B. The Redevelopment Area includes only those parcels of real property and improvements thereon substantially benefitted by the proposed redevelopment projects proposed therein;

C. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance redevelopment project costs have been stated as not later than twenty-three years from the adoption of this Ordinance and the subsequent approval of redevelopment projects as provided therein;

D. A plan has been developed and included in the Redevelopment Plan for relocation assistance for businesses and residences.

SECTION 2: The Redevelopment Area is hereby designated as a "redevelopment area" as defined in Section 99.805(11) of the Act.

SECTION 3: The Redevelopment Plan and the redevelopment projects included in the Redevelopment Plan are hereby approved and adopted. A copy of the Redevelopment Plan is attached hereto as Exhibit A and incorporated herein by reference.

SECTION 4: The Board of Aldermen, Mayor and City Administrator are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance with regard to the implementation of the Redevelopment Plan and the Redevelopment Projects therein and to execute and deliver for and on behalf of the City all certificates, instruments, agreements, or other documents as may be necessary, desirable, convenient, or proper to carry out the matters herein authorized.

SECTION 5: Be it further ordained that all ordinance or parts of ordinance in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6: Be it further ordained that this ordinance is for the preservation of public peace, health, and safety, and is hereby declared to be an emergency measure with the meaning of sections 19 and 20 of Article IV of the Charter of the City of St. Louis and shall become effective immediately upon passage and approval by the Mayor.

Exhibit A
 Redevelopment Plan Follows
 --Not Available in Electronic Format--

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
11/19/99	11/19/99	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
01/14/00			01/21/00	01/21/00
ORDINANCE	VETOED		VETO OVR	
64849				