

St. Louis City Ordinance 65197

FLOOR SUBSTITUTE
BOARD BILL NO. 302 [00]

INTRODUCED BY ALDERMAN LEWIS REED

An ordinance approving amendments to the Redevelopment Plan for the Tucker/Olive/Pine Area dated May 27, 1997 (the "Original Plan"), originally approved by Ordinance No. 64141 (the "Approving Ordinance"), as amended by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") on January 23, 2001, incorporated herein by attached Exhibit "1" (together with the Original Plan, the "Plan"), pursuant to Section 99.430 RSMo for the Tucker/Olive/Pine Area, as legally described on attached Exhibit "2", attached to and incorporated herein (the "Area"); finding that there shall be available twenty-five (25) year tax abatement pursuant to Chapter 353 RSMo; and reconfirming and re-approving all other findings, statements, and orders of the Approving Ordinance and the Original Plan.

WHEREAS, this St. Louis Board of Aldermen ("Board") has previously approved the Original Plan by the Approving Ordinance on September 23, 1997; and

WHEREAS, the LCRA has adopted amendments to the Plan by LCRA Resolution No. 01-LCRA-6906; and

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

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA; and

WHEREAS, in accordance with the requirements of Section 99.430 RSMo and Chapter 353 RSMo, this Board advertised that a public hearing would be held by this Board on the amended Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

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

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

SECTION ONE. The amendments to the Plan for the Area, as set forth in Exhibit "1" hereto, having been duly reviewed and considered, are hereby approved and incorporated herein by reference.

SECTION TWO. The amended Plan for the Area is feasible and conforms to the general plan for the City.

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

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

SECTION FIVE. The Redeveloper may seek twenty-five (25) year tax abatement only upon transfer to an urban redevelopment corporation formed pursuant to Chapter 353 RSMo ("Redevelopment Corp."), as provided therein.

SECTION SIX. The development rights, including rights of eminent domain and tax abatement provided hereunder shall expire thirty (30) months from the effective date of this Ordinance in the event of failure of the Redevelopment Corp. to acquire ownership of property within the Area.

SECTION SEVEN. The Original Plan, and all findings, statements and orders contained in the Original Plan and the Approving Ordinance are hereby reconfirmed and re-approved and incorporated herein by reference.

SECTION EIGHT. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this

Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed

that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

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Exhibit "1"

Subsection B.8.b. of the Plan is hereby deleted, and a new Subsection B.8.b. is inserted, to read as follows:

B. PROPOSED DEVELOPMENT AND REGULATIONS

8. URBAN DESIGN

b. Urban Design Regulations

A structure or structures which are developed in the site shall be compatible with surrounding structures. Street level facade shall include actual and/or simulated storefronts facing onto the sidewalks, unless waived in writing by the LCRA.

Section F of the Plan is hereby deleted, and a new Section F is inserted, to read as follows:

F. TAX ABATEMENT

In accordance with Chapter 353 RSMo, (the "Statute") the real property within the Redevelopment Area acquired by the Redeveloper shall not be subject to assessment or payment of general ad valorem taxes imposed by the City, the State of Missouri or any political subdivision thereof, for a period of ten (10) years after the date upon which an

urban redevelopment corporation formed pursuant to Chapter 353, Revised Statutes of Missouri ("Redevelopment Corp.") becomes the owner of such real property, except to such extent and in such amount as may be imposed upon such real property during such period measured solely by the amount of the assessed valuation of the land, exclusive of improvements, acquired and owned by the Redevelopment Corp., as was determined by the Assessor of the City of St. Louis ("Assessor") for taxes due and payable thereon during the calendar year preceding the calendar year during which the Redevelopment Corp. acquired title to such real property. The amounts of such tax assessments shall not be increased during such ten (10) year period so long as the real property is used in accordance with the Redevelopment Plan.

For the next ensuing period of fifteen (15) years, ad valorem taxes upon such real property shall be measured by the assessed valuation thereof as determined by the Assessor upon the basis of fifty percent (50%) of the true value of such real property, including any improvements thereon, and such valuations shall not be increased above fifty percent (50%) of the true value of such real property from year to year during such next ensuing period so long as the real property is used in accordance with the Redevelopment Plan.

After a period totaling not more than twenty-five (25) years from the date of acquisition by the Redevelopment Corp., such real property shall be subject to assessment and payment of all ad valorem taxes, based on the full true value of the real property.

These tax relief provisions shall run with the land and inure to all successors and assigns of the Redeveloper so long as such successors or assigns shall continue to use such property in the Area in accordance with the Plan.

A portion of Block 504 in the City of St. Louis more specifically described as follows:

Beginning at the point of intersection of the west line of a 15 foot wide north-south alley in City Block 504 and the north line of Pine St. (60 feet wide); thence eastwardly along said north line of Pine St. across all intersecting alleys to its point of intersection with the west line of Tucker Blvd. (150 Foot wide); thence northwardly along said west line of Tucker Blvd. to its point of intersection with the south line of Olive St. (100 feet wide); thence westwardly along said south line of Olive St. across all intersecting alleys to its point of intersection with the east line of property now, or formerly, owned by Thomas Broyhill & James Biship, ETAL; thence southwardly along said east property line to its point of intersection with the north line of an east-west 15 foot wide alley in City Block 504; thence westwardly along said north line of said east-west alley to its point of intersection with the west line of a 15 foot wide north-south alley in City Block 504; thence southwardly along said west line of said north-south alley to its point of intersection with the north line of Pine St., the point of beginning.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
01/19/01	01/19/01	HUDZ	02/06/01	
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
02/09/01			02/09/01	04/16/01
ORDINANCE	VETOED	VETO OVR	SIGNED BY MAYOR	
65197			05/03/01	