

1 **BOARD BILL NO. 121**

**INTRODUCED BY ALDERMAN JOSEPH RODDY**

2 An ordinance amending Ordinance #70060 approved July 22, 2015, by modifying the terms  
3 of the real estate tax abatement of the Chouteau Ave./ Sarah St./ Papin St. Redevelopment Plan as  
4 approved by Ordinance #70060.

5 WHEREAS, Ordinance #70060 approved a Redevelopment Plan for the Chouteau Ave./  
6 Sarah St./ Papin St. Redevelopment Area (“Area”) after finding that the area was blighted as  
7 defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended (Section 99.320 is  
8 part of the Land Clearance for Redevelopment Authority Law Sections 99.300 to 99.715);

9 WHEREAS, Section Fourteen of Ordinance #70060 and Section F of Attachment “B” to  
10 the Ordinance (the Blighting Study and Redevelopment Plan for the Chouteau Ave./ Sarah St./  
11 Papin St. Redevelopment Area) authorize a ten (10) year real estate tax abatement;

12 WHEREAS, the proposed project has increased substantially in scope due, in part, to  
13 increased infrastructure requirements, including a public parking lot that the developer will develop  
14 and transfer to a responsible public entity when completed;

15 WHEREAS, because of the increased scope, the Land Clearance for Redevelopment  
16 Authority by Resolution 16-LCRA-10082 approved on August 23, 2016 increasing the length of  
17 authorized tax abatement from 10 years to 15 years;

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

20 **SECTION ONE.** Section Fourteen of Ordinance #70060 is hereby deleted and replaced by  
21 the following:

22 **“SECTION FOURTEEN.** The Redeveloper(s) may seek ten (10) year real estate tax  
23 abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided

1    therein.  Such real estate tax abatement shall not include any Special Business District,  
2    Neighborhood Improvement District, Commercial Improvement District, or any other similar local  
3    taxing district created in accordance with Missouri law, whether now existing or later created.

4           In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban  
5    redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be  
6    entitled to real property ad valorem tax abatement which shall not include any Special Business  
7    District, Neighborhood Improvement District, Commercial Improvement District or any other  
8    similar local taxing district created in accordance with Missouri law, whether now existing or later  
9    created, for a total period of up to fifteen (15) years from the commencement of such tax  
10   abatement, in accordance with the following provisions of the Plan:

11           If property in the Area is sold by the LCRA to an urban redevelopment corporation  
12    formed pursuant to Chapter 353 of the Missouri Statutes, or if any such urban  
13    redevelopment corporation shall own property within the Area, then for a period of up to  
14    the first ten (10) years after the date such urban redevelopment corporation shall acquire  
15    title to property in the Area, taxes on that property shall be based upon the assessment of  
16    land, exclusive of any improvements thereon, during the calendar year prior to the calendar  
17    year during which such urban redevelopment corporation shall have acquired title to that  
18    property.  In addition to such taxes, any such urban redevelopment corporation shall for a  
19    period of up to ten (10) years make a payment in lieu of taxes to the Collector of Revenue  
20    of the City in an amount based upon the assessment on the improvements located on the  
21    property during the calendar year prior to the calendar year during which such urban  
22    redevelopment corporation shall have acquired title to such property.  If such property shall  
23    be tax-exempt because it is owned by the LCRA and leased to any such corporation, then

1 such urban redevelopment corporation for such period of up to the first ten (10) years of the  
2 lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an  
3 amount based upon the assessment on the property, including land and improvements,  
4 during the calendar year prior to the calendar year during which such urban redevelopment  
5 corporation shall lease such property.

6 For the ensuing period of up to five (5) years following the original period stated  
7 above, any such corporation shall pay taxes and payments in lieu of taxes as provided above in an  
8 amount based upon fifty percent (50%) of the then normal assessment of the land and  
9 improvements. Thereafter any such corporation shall pay the full amount of taxes.

10 All payments in lieu of taxes shall be a lien upon the real property and, when paid to  
11 the Collector of Revenue of the City shall be distributed as all other property taxes. These partial  
12 tax relief and payment in lieu of taxes provisions, during up to said fifteen (15) year period, shall  
13 inure to the benefit of all successors in interest in the property of the urban redevelopment  
14 corporation, so long as such successors shall continue to use such property as provided in the Plan  
15 and in any agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15)  
16 years after any urban redevelopment corporation shall have acquired title to the property.”

17 **SECTION TWO.** Section F of Attachment “B” to Ordinance #70060 (the Blighting Study  
18 and Redevelopment Plan for Chouteau Ave./ Sarah St./ Papin St. Redevelopment Area) is hereby  
19 deleted and replaced with the following:

20 **“F. TAX ABATEMENT**

21 A Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections  
22 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate  
23 tax abatement shall not include taxes collected for any Special Business District,  
24

1 Neighborhood Improvement District, Commercial Improvement District, or any other  
2 similar local taxing district created in accordance with Missouri law, whether now existing  
3 or later created.

4  
5 In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban  
6 redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall  
7 hereby be entitled to real property ad valorem tax abatement which shall not include taxes  
8 collected for any Special Business District, Neighborhood Improvement District,  
9 Commercial Improvement District, or any other single local taxing district created in  
10 accordance with Missouri law, whether now existing or later created, for a total period of up  
11 to fifteen (15) years from the commencement of such tax abatement, in accordance with the  
12 following provisions of this Plan:

13  
14 If property in the Area is sold by the LCRA to an urban redevelopment corporation formed  
15 pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own  
16 property within the Area, then for a period of up to the first ten (10) years after the date the  
17 redevelopment corporation shall acquire title to such property, taxes on such property shall  
18 be based upon the assessment of land, exclusive of any improvements thereon, during the  
19 calendar year prior to the calendar year during which such urban redevelopment corporation  
20 shall have acquired title to such property. In addition to such taxes, any such corporation  
21 shall for up to the same ten (10) year period make a payment in lieu of taxes to the Collector  
22 of Revenue of the City of St. Louis in an amount based upon the assessment on the  
23 improvements located on the property during the calendar year prior to the calendar year

1 during which such urban redevelopment corporation shall have acquired title to such  
2 property. In addition to such taxes, any such corporation shall for such period of up to the  
3 ten (10) years make a payment in lieu of taxes to the Collector of Revenue of the City in an  
4 amount based upon the assessment on the improvements located on the property during the  
5 calendar year prior to the calendar year during which such corporation shall have acquired  
6 title to such property. If such property shall be tax-exempt because it is owned by the LCRA  
7 and leased to any such urban redevelopment corporation, then such corporation for a period  
8 of up to the first ten (10) years of the lease shall make payment in lieu of taxes to the  
9 Collector of Revenue of the City in an amount based upon the assessment on the property,  
10 including land and improvements, during the calendar year prior to the calendar year during  
11 which such corporation shall lease such property.

12  
13 For the ensuing period of up to five (5) years following the original period stated above, any  
14 such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based  
15 upon fifty (50%) of the then normal assessment of the land and improvements. Thereafter any such  
16 corporation shall pay the full amount of taxes.

17 All payments in lieu of taxes shall be a lien upon the real property and, when paid to the  
18 Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax  
19 relief and payment in lieu of taxes provisions, during up to said fifteen (15) year period, shall inure  
20 to the benefit of all successors in interest in the property of the urban redevelopment corporation, so  
21 long as such successors shall continue to use such property as provided in this Plan and in any  
22 Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after  
23 any urban redevelopment corporation shall have acquired title to the property.

1           **SECTION THREE.** All other sections of Ordinance #70060 and all other sections of the  
2 Plan shall remain the same as approved on July 22, 2016.