

**BOARD BILL NO. 167    INTRODUCED BY ALDERWOMAN TAMMIKA HUBBARD**

An Ordinance authorizing the execution of a Master Redevelopment Agreement by and among the City, Bottle District Investors, L.L.C. (“BDI”) and Northside Regeneration, LLC (“Northside”); prescribing the form and details of said Master Redevelopment Agreement; designating, establishing and implementing an area within the City for redevelopment; making certain findings and designations with respect thereto; authorizing other related actions; and containing a severability clause.

**WHEREAS**, the City of St. Louis, Missouri (the "City"), is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and laws of the State of Missouri; and

**WHEREAS**, pursuant to Ordinance No. 66560, the City designated a portion of the City as a redevelopment area under the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 through 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”) and approved the Bottle District Redevelopment Plan, in furtherance of the redevelopment of such area; and

**WHEREAS**, pursuant to Ordinance No. 68484, the City designated a portion of the City as a redevelopment area under the TIF Act and approved the Northside Redevelopment Plan, in furtherance of the redevelopment of such area; and

**WHEREAS**, pursuant to Ordinance No. 69050, the Board of Aldermen consented to BDI’s assignment to Northside of certain redeveloper rights, duties and obligations under certain Bottle District redevelopment documents and the transfer to Northside of all of BDI’s right, title

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and interest in the property acquired by Northside within the Bottle District redevelopment area;  
and

**WHEREAS**, after due deliberation, the Board of Aldermen hereby determines that it is necessary and desirable and in the best interest of the City and the health, safety, morals and welfare of its inhabitants to enter into a Master Redevelopment Agreement, in the form attached hereto as Exhibit A as may be amended or changed as permitted herein, in order to cause the redevelopment of such areas and the curing of blighting conditions that have harmed the City;  
and

**WHEREAS**, the Board of Aldermen may enact ordinances providing for the clearance, replanning, reconstruction, redevelopment and rehabilitation of blighted, substandard or insanitary areas within the City pursuant to Article VI Section 21 of the Missouri Constitution;  
and

**WHEREAS**, after due deliberation, the Board of Aldermen hereby determines that it is necessary and desirable and in the best interest of the City and its inhabitants to designate, establish and implement an area for redevelopment, as more fully described in Exhibit B hereto, incorporated herein by reference for all purposes, to be known as the “BD/NSR Redevelopment Area” in order (i) that the City may ensure cohesive, complimentary and sustainable redevelopment of the affected areas of North St. Louis, (ii) that the City may have access to and use, as and if necessary, all tools and programs available for the development and redevelopment of such affected areas of North St. Louis, and (iii) that projects may be completed which will provide for the promotion of the general welfare through redevelopment within the affected areas of North St. Louis, which redevelopment includes but is not limited to, assistance in the physical,

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economic, and social development of the City, providing for the optimal growth of the City, encouraging a sense of community identity, safety and civic pride, and eliminating impediments to development and redevelopment in the City; and

**WHEREAS**, the Board of Aldermen hereby determines that the terms of the Master Redevelopment Agreement are acceptable and that the execution, delivery and performance by the City under the Agreement is necessary and desirable and in the best interests of the City and of its residents, and in accord with the public purposes of the City, as established by its charter, the Constitution and laws of the State of Missouri.

**BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

**SECTION ONE.** The Board of Aldermen desires that the Recitals and all determinations and findings therein be incorporated herein for all purposes.

**SECTION TWO.** The Board of Aldermen hereby approves, and the Mayor and Comptroller of the City are hereby authorized and directed to execute, on behalf of the City, the Master Redevelopment Agreement.

**SECTION THREE.** The Board of Aldermen hereby designates the area described in Exhibit B as the “BD/NSR Redevelopment Area” and, further, finds and determines that the parcels of real property and redevelopment or renewal areas within the BD/NSR Redevelopment Area, and the objectives of any redevelopment plans relating to the BD/NSR Redevelopment Area, share important common interests and will benefit from such designation, all in furtherance of the authority of the Board of Aldermen under Article VI Section 21 of the Missouri Constitution to provide for the clearance, replanning, reconstruction, redevelopment and rehabilitation of blighted area, substandard or insanitary areas within the City.

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**SECTION FOUR.** The City is hereby authorized to enter into the Master Redevelopment Agreement, and the City Register is hereby authorized and directed to attest to such Agreement and to affix the seal of the City thereto. The Agreement shall be in substantially the form attached hereto as Exhibit A.

**SECTION FIVE.** The Mayor and Comptroller of the City or their designated representatives are hereby authorized and directed to take any and all actions to execute and deliver for and on behalf of the City any and all additional certificates, petitions, applications, documents, agreements or other instruments as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their designated representatives.

**SECTION SIX.** The Mayor and the Comptroller or their designated representatives, with the advice and concurrence of the City Counselor and after approval by the Board of Estimate and Apportionment, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such changes by the Mayor and the Comptroller or their designated representatives.

**SECTION SEVEN.** It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other

part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

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**EXHIBIT A**

**Master Redevelopment Agreement**

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**EXHIBIT B**

**BD/NSR Redevelopment Area**

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