

BOARD BILL #209 INTRODUCED BY ALDERWOMAN PHYLLIS YOUNG

1 An ordinance approving Addendum No. 6 dated December 1, 2014 to the Development
2 Plan of Laclede’s Landing Redevelopment Corporation, amending the Development Plan
3 approved by Ordinance 57085, as amended, to clarify and restate the term of said
4 Development Plan; authorizing the Mayor and the Comptroller to enter into an Amendment
5 to Redevelopment Agreement on behalf of the City of St. Louis with Laclede’s Landing
6 Redevelopment Corporation; setting forth the terms and conditions of said Amendment to
7 Redevelopment Agreement; and containing a severability clause and an emergency
8 clause.

9 WHEREAS, the Board of Aldermen by Ordinance 57085 approved the Development
10 Plan of Laclede’s Landing Redevelopment Corporation dated July 11, 1975, as revised by
11 Addenda Nos. 1 through 5 and authorized the Mayor and Comptroller to enter into an
12 agreement between the City of St. Louis (the “City”) and Laclede’s Landing Redevelopment
13 Corporation; and

14 WHEREAS, Laclede’s Landing Redevelopment Corporation and the City desire to
15 amend the Development Plan to clarify and restate the term of said Development Plan; and

16 WHEREAS, the Laclede’s Landing Redevelopment Corporation did submit an
17 Addendum No. 6 dated December 1, 2014 to the Planning Commission (the
18 “Commission”); and

19 WHEREAS, the Commission did adopt a resolution on January 7, 2015, approving
20 said Addendum No. 6 dated December 1, 2014, which resolution was duly transmitted to
21 the Mayor and to the Board of Aldermen on January 7, 2015; and

1 Board of Aldermen of the City of St. Louis by the ordinance of which this Amendment to
2 Redevelopment Agreement is a part;

3 WHEREAS, the Board of Aldermen of the City of St. Louis has enacted into law
4 Ordinance 57085 approving the Development Plan of Laclede's Landing Redevelopment
5 Corporation for Development of Laclede's Landing dated July 11, 1975, as heretofore
6 amended by Addenda Nos. 1 through 5.

7 WHEREAS, the Board of Aldermen of the City has enacted into law an ordinance of
8 which this Amendment to Redevelopment Agreement is a part, approving the Addendum
9 No. 6 submitted by the Corporation (the "Addendum No. 6"); and

10 WHEREAS, said ordinance directs the Mayor and the Comptroller of the City to
11 enter into a contract with the Corporation to amend the said Development Plan.

12 NOW, THEREFORE, the City and the Corporation, its successors and assigns, do
13 agree as follows:

14 Whenever the term "Development Plan" is used in the (i) Development Plan of
15 Laclede's Landing Redevelopment Corporation for Development of Laclede's Landing
16 dated July 11, 1975, as amended by Addenda Nos. 1 through 6 and the Parcel
17 Development Agreements referenced herein and (ii) the Redevelopment Agreement dated
18 December 17, 1975, as amended, between the City of St. Louis and Laclede's Landing
19 Redevelopment Corporation made a part of Ordinance No. 57085, it shall refer to the
20 Development Plan incorporated by reference in Ordinance 57085 as amended by Addenda
21 Nos. 1 through 5 and by Addendum No. 6 thereto approved by the ordinance approving this
22 Amendment to Redevelopment Agreement together with amendments and modifications, if
23 any, thereto.

1 Addendum No. 6 shall not extend any of the deadlines stated in the Development
2 Plan for the acquisition of property by eminent domain or for the attachment and
3 commencement of tax abatement benefits provided for in the Development Plan.

4 IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the
5 day and year first above written.

6 CITY OF ST. LOUIS

7 By: _____, Mayor

8 By: _____, Comptroller

9 Attest:

10 _____

11 Approved as to form:

12 _____

13 City Counselor

14 LACLEDE'S LANDING

15 REDEVELOPMENT CORPORATION

16 Attest:

17 _____, Secretary

By: _____, President

18 **Section Four.** The sections of this Ordinance shall be severable. In the
19 event that any Section of this Ordinance is found by a Court of competent jurisdiction to be
20 unconstitutional the remaining Sections of this Ordinance are valid unless the Court finds
21 the valid Sections of this Ordinance are so essentially and inseparably connected with, and
22 so dependent upon, the void Section that it cannot be presumed that the Aldermen would
23 have enacted the valid sections without the void ones; or unless the Court finds that the

1 valid Sections, standing alone are incomplete and are incapable of being executed in
2 accordance with the legislative intent.

3 **Section Five.** The passage of this Ordinance being deemed necessary for
4 immediate preservation of the health and safety, it is hereby declared to be an emergency
5 measure, and shall become effective immediately upon its passage and approval by the
6 Mayor.

1 ADDENDUM NO. 6

2 Dated

3 December 1, 2014

4 to

5 Development Plan of Laclede's Landing

6 Redevelopment Corporation

7 (the "Corporation")

8 for Development of Laclede's Landing

9 As Previously Amended by

10 Addenda Nos. 1 through 5

11 The following Addendum No. 6 dated December 1, 2014, is this day adopted by
12 Laclede's Landing Redevelopment Corporation amending and modifying the Development
13 Plan, as amended, of Laclede's Landing Redevelopment Corporation for development of
14 the Laclede's Landing, in and to the extent herein provided:

15 1. Sections 22(e) and 25 of the Development Plan are hereby amended to
16 provide as follows: the property located within the Redevelopment Area shall be bound by
17 all the terms of the Development Plan and the Parcel Development Agreements referenced
18 therein for a period of at least twenty-five (25) years from and after the effective date of the
19 ordinance approving the Development Plan or any amendment thereto and the date of
20 passage and approval of the ordinance approving the last such amendment of the
21 Development Plan shall for all purposes constitute the effective date of the ordinance
22 approving the Development Plan, and pursuant to Section 25, "Length of the Development
23 Plan," the Development Plan and the Parcel Development Agreements referenced therein

1 shall remain effective through a date at least twenty-five (25) years after the effective date
2 of the ordinance approving the Development Plan or any amendment thereto and the date
3 of passage and approval of the ordinance approving the last such amendment of the
4 Development Plan shall for all purposes constitute the effective date of the ordinance
5 approving the Development Plan. As provided in Section 25, however, this shall not be
6 construed as a limitation on the rights of owners to extend the controls of the Plan for a
7 larger period by voluntary agreement or pursuant to Parcel Development Agreements.

8 This Addendum No. 6 shall not extend any of the deadlines stated in the
9 Development Plan for the acquisition of property by eminent domain or for the attachment
10 and commencement of tax abatement benefits provided for in the Development Plan.