

2 **AN ORDINANCE APPROVING AN AMENDMENT TO THE TAYLOR**
3 **CARRIE TIF REDEVELOPMENT PLAN REMOVING CERTAIN**
4 **PROPERTY FROM THE REDEVELOPMENT AREA DESCRIBED**
5 **THEREIN; MAKING FINDINGS WITH RESPECT THERETO;**
6 **AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND**
7 **CONTAINING A SEVERABILITY CLAUSE.**

8 WHEREAS, The City of St. Louis, Missouri (the “City”), is a body corporate and a
9 political subdivision of the State of Missouri, duly created, organized and existing under and by
10 virtue of its charter, the Constitution and laws of the State of Missouri; and

11 WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of
12 Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis,
13 Missouri (the “TIF Commission”); and

14 WHEREAS, the TIF Commission is duly constituted according to the Real Property Tax
15 Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of
16 Missouri (2000), as amended (the “TIF Act”), and is authorized to hold public hearings with
17 respect to proposed redevelopment areas and redevelopment plans and to make
18 recommendations thereon to the City; and

19 WHEREAS, the City’s Board of Aldermen did duly consider and adopt Ordinance No.
20 68376 on June 9, 2009 approving a redevelopment plan titled the “Taylor Carrie TIF
21 Redevelopment Plan” dated December 19, 2008 (the “Original Redevelopment Plan”), approving
22 the redevelopment projects described therein and designating the redevelopment area described
23 therein pursuant to and in accordance with the TIF Act; and

24 WHEREAS, the Original Redevelopment Plan established the “Taylor Carrie
25 Redevelopment Area” as legally described in Appendix 1 to Exhibit A to Ordinance No. 68376,
26 entitled “Legal Description and Map of Redevelopment Area” (as established by the Original
27 Redevelopment Plan, the “Original Redevelopment Area”); and

28 WHEREAS, staff and consultants of the City prepared for consideration by the TIF
29 Commission a proposed Amendment to the Original Redevelopment Plan dated October 15,
30 2013 (the “Amendment”), which Amendment provided for, among others, the exclusion of
31 certain real property within the Original Redevelopment Area (as legally described in the
32 Amendment, the “Excluded Area”) from the Taylor Carrie Redevelopment Area and the
33 exclusion from the redevelopment project or projects contemplated in the Original
34 Redevelopment Plan (the Original Redevelopment Plan as amended by the Amendment being
35 the “Redevelopment Plan”) any projects contemplated to be within the Excluded Area (such

1 redevelopment project or projects as amended by the Amendment being the “Redevelopment
2 Projects”); and

3 WHEREAS, on October 30, 2013, after all proper notice was given, the TIF Commission
4 held a public hearing in conformance with the TIF Act and received comments from all
5 interested persons and taxing districts relative to the Amendment; and

6 WHEREAS, on October 30, 2013, the TIF Commission voted to recommend that the
7 Board of Aldermen adopt an ordinance in the form required by the TIF Act approving the
8 Amendment; and

9 WHEREAS, the Board of Aldermen has received the recommendations of the TIF
10 Commission regarding the Amendment and wishes to accept the recommendation that the
11 Original Redevelopment Plan be amended to provide for the exclusion from the Taylor Carrie
12 Redevelopment Area of the Excluded Area; and

13 WHEREAS, in accordance with the TIF Act, the Board of Aldermen hereby determines
14 that it is necessary and advisable and in the best interest of the City and of its inhabitants to
15 approve and implement the Amendment.

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

17 SECTION ONE. The Board of Aldermen hereby adopts the foregoing recitals as
18 findings.

19 SECTION TWO. The Amendment to the Redevelopment Plan, as reviewed and
20 recommended by the TIF Commission on October 30, 2013 and attached hereto as Exhibit A, is
21 hereby approved and the Original Redevelopment Plan and the redevelopment projects therein
22 are hereby deemed amended in accordance therewith.

23 SECTION THREE. The Comptroller is hereby directed to calculate the amount of
24 moneys, if any, on deposit in the Special Allocation Fund established for the Original
25 Redevelopment Area that were generated from the Excluded Area and to distribute such moneys
26 to the applicable taxing districts in the manner prescribed by Section 99.850.2 of the TIF Act.

27 SECTION FOUR. The Mayor and Comptroller of the City and all other officers, agents,
28 representatives and employees of the City are hereby authorized to take any and all actions as
29 may be deemed necessary, desirable, convenient or proper to carry out and comply with the
30 intent of this Ordinance with regard to the implementation of the Redevelopment Plan and the
31 Amendment and to execute and deliver for and on behalf of the City all certificates, instruments
32 or other documents as may be necessary, desirable, convenient or proper to carry out the matters
33 herein authorized.

1 SECTION FIVE. The Mayor and the Comptroller or their designated representatives are
2 hereby further authorized and directed to make any changes to the documents and instruments
3 approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance
4 and necessary, desirable, convenient or proper in order to carry out the matters herein authorized.

5 SECTION SIX. It is hereby declared to be the intention of the Board of Aldermen that
6 each and every part, section and subsection of this Ordinance shall be separate and severable
7 from each and every other part, section and subsection hereof and that the Board of Aldermen
8 intends to adopt each said part, section and subsection separately and independently of any other
9 part, section and subsection. In the event that any part, section or subsection of this Ordinance
10 shall be determined to be or to have been unlawful or unconstitutional, the remaining parts,
11 sections and subsections shall be and remain in full force and effect, unless the court making
12 such finding shall determine that the valid portions standing alone are incomplete and are
13 incapable of being executed in accord with the legislative intent.

14 SECTION SEVEN. All ordinances or parts of ordinances in conflict with any provision
15 of this Ordinance are hereby repealed.

16 **EXHIBIT A**

17 **AMENDMENT TO TAYLOR CARRIE**
18 **REDEVELOPMENT PLAN**

19 The Taylor Carrie TIF Redevelopment Plan approved by Ordinance No. 68376 is hereby
20 amended by removing from the Redevelopment Area approved therein the following area (the
21 “Excluded Area”):

22 Beginning at the point at the intersection of the North line of Carrie Avenue and
23 the West line of North 3rd Street, then proceeding Southeastwardly along the
24 West line of North 3rd Street to the intersection of the North line of
25 Adelaide Avenue and the West line of North 3rd Street, then proceeding
26 Southwestwardly along the North line of Adelaide Avenue to a point 306.04
27 feet East of the East line of Bulwer Avenue, then proceeding
28 Northwestwardly 230.71 feet along a line that lies 25 feet southerly of and
29 parallel with the centerline of the existing Terminal Railroad Association of
30 St. Louis Track to a point on the East line of Bulwer Avenue, then
31 proceeding Northwestwardly along the East line of Bulwer Avenue to the
32 intersection of the South Line of Carrie Avenue and the East Line of Bulwer
33 Avenue, then Northeastwardly along the North line of Carrie Avenue to the
34 point of beginning.

35 After removal of the Excluded Area, the Taylor Carrie TIF Redevelopment Area
36 shall be and consist of the following area:

1 TAYLOR CARRIE TIF REDEVELOPMENT AREA
2 LEGAL DESCRIPTION OF REDEVELOPMENT AREA

3 Beginning at the intersection of the South Line of Carrie Avenue and the
4 East Line of Bulwer Avenue, then proceeding Southwestwardly along the South line
5 of Carrie Avenue to the intersection of the West line of North Broadway Street and the
6 South line of Carrie Avenue, then proceeding Southwestwardly 411.96 feet to the Mark
7 Train Expressway, also known as Interstate 70, then continuing Westwardly 862.75 feet
8 along the boundary of said Mark Twain Expressway to a point 122 feet South of East
9 Taylor Avenue, then Northwestwardly to a point on the South line of East Taylor
10 Avenue, then Northeastwardly along the South line of East Taylor Avenue to the
11 intersection of the West line of Broadway Street and the South line of East Taylor
12 Avenue, then Southeastwardly along the West line of Broadway Street to the intersection
13 of the North line of Carrie Avenue and the West line of Broadway Street, then
14 Northeastwardly along the North line of Carrie Avenue to the point of Beginning.

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