

1           **AN ORDINANCE DISSOLVING THE SPECIAL ALLOCATION FUNDS**  
2           **FOR THE LACLEDE POWER HOUSE REDEVELOPMENT AREA AND**  
3           **1900 WASHINGTON REDEVELOPMENT AREA AND TERMINATING**  
4           **THE DESIGNATION OF CERTAIN RESPECTIVE PORTIONS OF THE**  
5           **CITY OF ST. LOUIS, MISSOURI, RELATING TO THOSE**  
6           **REDEVELOPMENT AREAS AND AUTHORIZING CERTAIN ACTIONS**  
7           **RELATING THERETO.**

8           **WHEREAS**, the Real Property Tax Increment Allocation Redevelopment Act, Sections  
9 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), authorizes  
10 municipalities to undertake redevelopment projects in blighted, conservation or economic  
11 development areas, as defined in the Act; and

12           **WHEREAS**, the Act authorizes municipalities to adopt an ordinance dissolving the  
13 special allocation fund for a redevelopment area and terminating the designation of the  
14 redevelopment area as a “redevelopment area” and thereafter distribute the remaining funds as  
15 required upon the occurrence of certain conditions; and

16           **WHEREAS**, the Laclede Power House Redevelopment Plan envisioned the renovation  
17 and reconstruction of a building into a mix of commercial, entertainment, recreational and  
18 community space with ancillary improvements (“Laclede Power House Redevelopment Project”)  
19 and the Board of Aldermen passed and the Mayor signed Ordinance No. 67892, designating the  
20 Laclede Power House redevelopment project area as a “redevelopment area” as defined in  
21 Section 99.805(12) of the Act (“Laclede Power House Redevelopment Area”), approving that  
22 redevelopment plan and that redevelopment project, adopting tax increment financing within the  
23 Laclede Power House Redevelopment Area, and establishing a special allocation fund for the  
24 Laclede Power House Redevelopment Area, and a redevelopment agreement was entered by  
25 MDLPG, Inc. into on October 31, 2008 requiring commencement by April of 2009 and  
26 substantial completion on July 31, 2010 and to date nothing has been commenced, and the City

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1 has discussed such failure of completion with MDLPG, Inc. and it did not object to terminating  
2 the said redevelopment agreement; and

3           **WHEREAS**, the 1900 Washington Redevelopment Plan envisioned the rehabilitation of  
4 a building with commercial and residential uses (“1900 Washington Redevelopment Project”)  
5 and the Board of Aldermen passed and the Mayor signed Ordinance No. 68004, designating the  
6 1900 Washington redevelopment project area as a “redevelopment area” as defined in Section  
7 99.805(12) of the Act (“1900 Washington Redevelopment Area”), approving that redevelopment  
8 plan and that redevelopment project, adopting tax increment financing within the 1900  
9 Washington Redevelopment Area, and establishing a special allocation fund for the 1900  
10 Washington Redevelopment Area, and a redevelopment agreement was entered by 1900  
11 Washington TIF, Inc. into on June 24, 2008 requiring commencement on November 2008 and  
12 substantial completion by December 31, 2010 and to date nothing has been commenced, and the  
13 City has discussed such failure of completion with 1900 Washington TIF, Inc. and it did not  
14 object to terminating the said redevelopment agreement.

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

17           **SECTION ONE.** The Board of Aldermen hereby dissolves the special allocation funds  
18 for the Laclede Power House Redevelopment Area and 1900 Washington Redevelopment Area  
19 and terminates the designation of the Laclede Power House Redevelopment Area and 1900  
20 Washington Redevelopment Area, each as a “redevelopment area” pursuant to the Act.

21           **SECTION TWO.** The Finance Officer (“Comptroller”) is hereby directed to disburse,  
22 after the payment of City’s expenses, all funds in the above named Laclede Power House  
23 Redevelopment Area and 1900 Washington Redevelopment Area special allocation funds to the  
24 appropriate taxing districts in the manner provided in the Act.

25           **SECTION THREE.** The Mayor and Comptroller are hereby authorized and directed to  
26 execute all documents, if any, and take such necessary steps as they deem necessary and  
27 advisable to carry out and perform the purpose of this Ordinance.

1           **SECTION FOUR.** The sections of this Ordinance shall be severable. If any section of  
2 this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections  
3 shall remain valid, unless the court finds that the valid sections are so essential to and  
4 inseparably connected with and dependent upon the void section that it cannot be presumed that  
5 the Board of Aldermen has or would have enacted the valid sections without the void ones,  
6 unless the court finds the valid sections, standing alone, are incomplete and are incapable of  
7 being executed in accordance with the legislative intent.