

1 **BOARD BILL NO. 29**

INTRODUCED BY ALDERWOMAN CHRISTINE

2 **INGRASSIA /ALDERMAN JOHN COATAR**

3 An ordinance approving an amended blighting study and redevelopment plan dated April
4 26, 2016 for the Amended Tower Grove East/ Fox Park Scattered Sites Redevelopment Area (as
5 further defined herein, the "Amended Plan") after affirming that the Tower Grove East/ Fox Park
6 Scattered Sites Redevelopment Area ("Area") as described in Attachment "A-1" incorporated
7 herein by reference, approved by Ordinance #70108 is a blighted area as defined in Section 99.320
8 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715
9 RSMo inclusive, as amended); finding that all additional property contained in the amended Area
10 as described in Attachment "A" ("Amended Area") to be blighted as defined in Section 99.320
11 RSMo, as amended, affirming and finding that redevelopment and rehabilitation of the Amended;
12 area is in the interest of the public health, safety, morals and general welfare of the people of the
13 City of St. Louis ("City"); approving the Amended Plan, incorporated herein by Attachment "B",
14 pursuant to Section 99.430 RSMo, as amended for the Amended Area; affirming and finding that
15 there is a feasible financial plan for the redevelopment of the Amended Area by private enterprise;
16 finding that property in the Amended Area may not be acquired by the Land Clearance for
17 Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic
18 created under Missouri law, through the exercise of eminent domain; finding that none of the
19 property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as
20 defined herein) shall be responsible for providing relocation assistance pursuant to the Amended
21 Plan to any eligible occupants displaced as a result of implementation of the Amended Plan;
22 finding that financial aid may be necessary to enable the Amended Area to be redeveloped in

1 accordance with the Amended Plan; finding that there shall be available up to a fifteen (15) year
2 real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen (“Board”)
3 and requesting various officials, departments, boards and agencies of the City to cooperate and to
4 exercise their respective powers in a manner consistent with the Amended Plan; and containing a
5 severability clause.

6 WHEREAS, by Ordinance 70108, this Board found the property located in the Tower
7 Grove East/ Fox Park Scattered Sites Area to be a “blighted area” as defined in Section 99.320 (3)
8 RSMo, as amended, and the property remains blighted; and

9 WHEREAS, by Ordinance 70108, this Board also approved a Redevelopment Plan for the
10 Area, dated July 28, 2015; and

11 WHEREAS, it is desirable and in the public interest to amend the Redevelopment Plan
12 approved by Ordinance 70108 by approving an Amended Plan for an Amended Area; and

13 WHEREAS, the LCRA has recommended such an Amended Plan to the Planning
14 Commission of the City of St. Louis (“Planning Commission”) and to this Board, titled “Amended
15 Blighting Study and Plan for Tower Grove East/ Fox Park Scattered Sites Redevelopment Area”,
16 dated July 28, 2015, amended April 26, 2016, consisting of a Title Page, a Table of Contents Page,
17 Twenty-Nine (29) numbered pages, the Exhibits “A” – “F” attached hereto and incorporated herein
18 as Attachment “B” (“Amended Plan”); and based on the information in the Amended Plan,
19 specifically the Blighting Report in Exhibit “F” to the Amended Plan, considered each parcel of
20 property in the Amended Area and affirmed and found the preponderance of the Amended Area to
21 be blighted, and

22 WHEREAS, the predominance of defective or inadequate street layout, insanitary or unsafe
23 conditions, deterioration of site improvements, improper subdivision or obsolete platting,

1 inadequate or outmoded design and conditions which endanger life or property by fire and other
2 causes, or any combination of such factors, retards the provision of housing accommodations or
3 constitutes an economic or social liability or a menace to the public health, safety, morals or
4 welfare in the present condition and use of the Amended Area, said Amended Area being more
5 fully described in Attachment “A” and such conditions are beyond remedy and control solely by
6 regulatory process in the exercise of the police power and cannot be dealt with effectively by
7 ordinary private enterprise without the aids provided in the Statute; and

8 WHEREAS, there is a need for the LCRA to undertake the redevelopment of the Amended
9 Area as a land clearance project under the Statute, pursuant to plans by or presented to the LCRA
10 under Section 99.430.1 (4) RSMo, as amended; and

11 WHEREAS, the LCRA has, after considering each individual parcel of property in the
12 Amended Area and finding and affirming the Amended Area to be blighted, approved the
13 Amended Plan and recommended approval of the Amended Plan to the Planning Commission of
14 the City of St. Louis (“Planning Commission”) and to this Board; and

15 WHEREAS, it is desirable and in the public interest that a public body, the LCRA,
16 undertake and administer the Amended Plan; and

17 WHEREAS, the LCRA and the Planning Commission have made and presented to this
18 Board the studies and statements required to be made and submitted by Section 99.430 RSMo, as
19 amended, and this Board has been fully apprised by the LCRA and the Planning Commission of the
20 facts and is fully aware of the conditions in the Amended Area; and

21 WHEREAS, the Amended Plan has been presented and recommended by LCRA and the
22 Planning Commission to this Board for review and approval; and

1 WHEREAS, a general plan has been prepared and is recognized and used as a guide for the
2 general development of the City and the Planning Commission has advised this Board that the
3 Amended Plan conforms to that general plan; and

4 WHEREAS, under the provisions of the Statute, it is required that this Board take such
5 actions as may be required to approve the Amended Plan; and

6 WHEREAS, this Board has duly considered the reports, recommendations and
7 certifications of the LCRA and the Planning Commission; and

8 WHEREAS, the Amended Plan prescribes land use and street and traffic patterns which
9 may require, among other things, the vacation of public rights-of-way, the establishment of new
10 street and sidewalk patterns or other public actions; and

11 WHEREAS, this Board is cognizant of the conditions which are imposed on the
12 undertaking and carrying out of a redevelopment project, including those relating to prohibitions
13 against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual
14 orientation or physical handicap; and

15 WHEREAS, in accordance with the requirements of Section 99.430 RSMo, as amended,
16 this Board placed public notices in a newspaper of general circulation in the City that a public
17 hearing would be held by this Board on the Amended Plan, and a hearing was held at the time and
18 place designated in those notices and all those who were interested in being heard were given a
19 reasonable opportunity to express their views; and

20 WHEREAS, it is necessary that this Board take appropriate official action respecting the
21 approval of the Amended Plan.

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

3 **SECTION ONE.** The finding of the St. Louis Board of Aldermen, (“Board”) by
4 Ordinance 70108, that certain property described therein (and described herein as Attachment “A-
5 1” incorporated herein by reference) is a blighted area, as defined in Section 99.320(3) of the
6 Revised Statutes of Missouri, as amended (the “Statute” being Section 99.300 to 99.715 inclusive,
7 as amended) is hereby affirmed, and there exists within the City of St. Louis (“City”) an additional
8 blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, as amended (the
9 “Statute” being Sections 99.300 to 99.715 inclusive, as amended) which together with the
10 properties described in Attachment “A-1” are known as the Amended Tower Grove East/ Fox Park
11 Scattered Sites Redevelopment Area as described in Attachment “A”, attached hereto and
12 incorporated herein be referenced (“Amended Area”). The existence of additional deteriorated
13 property and other conditions constitutes an economic or social liability to the City and presents a
14 hazard to the health and well-being of its citizens. These conditions, therefore, qualify the
15 Amended Area as blighted within the meaning of Section 99.320(3) RSMo, as amended, and are
16 evidenced by the Blighting Report attached as Exhibit “F” (“Blighting Report”) to the Amended
17 Blighting Study and Redevelopment Plan for the Amended Area dated April 26, 2016 is attached
18 hereto, and labeled Attachment “B” and incorporated herein by reference (“Amended Plan”).

19 **SECTION TWO.** The redevelopment of the Amended Area, as provided by the Statute,
20 is necessary and in the public interest, and is in the interest of the public health, safety, morals and
21 general welfare of the people of the City.

1 **SECTION THREE.** The Amended Area qualifies as a redevelopment area in need of
2 redevelopment under the provision of the Statute, and the additional property included in the
3 Amended Area is also blighted as defined in Section 99.320 of the Statute.

4 **SECTION FOUR.** The Amended Plan (including the Blighting Report) having been duly
5 reviewed and considered, is hereby approved and incorporated herein by reference, and the
6 President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy
7 of the Amended Plan with the Minutes of this meeting.

8 **SECTION FIVE.** The Amended Plan is feasible and conforms to the general plan for the
9 City.

10 **SECTION SIX.** The financial aid provided and to be provided for financial assistance
11 pertaining to the Amended Area is necessary to enable the redevelopment activities to be
12 undertaken in accordance with the Amended Plan, and the proposed financing plan for the
13 Amended Area is feasible.

14 **SECTION SEVEN.** The Amended Plan will afford maximum opportunity, consistent with
15 the sound needs of the City as a whole, for the redevelopment of the Amended Area by private
16 enterprise, and private redevelopments to be sought pursuant to the requirements of the Statute.

17 **SECTION EIGHT.** The Amended Plan provides that the Land Clearance for
18 Redevelopment Authority of the City of St. Louis ("LCRA") may acquire no property in the
19 Amended Area by the exercise of eminent domain.

20 **SECTION NINE.** None of the property within the Amended Area is currently occupied.
21 If it should become occupied, all eligible occupants displaced by the Redeveloper(s)(as defined in

1 Section Twelve, below) shall be given relocation assistance by the Redeveloper(s) at its expense, in
2 accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

3 **SECTION TEN.** The Amended Plan gives due consideration to the provision of adequate
4 public facilities.

5 **SECTION ELEVEN.** In order to implement and facilitate the effectuation of the
6 Amended Plan hereby approved, it is found and determined that certain official actions must be
7 taken by this Board and accordingly this Board hereby:

- 8 (a) Pledges its cooperation in helping to carry out the Amended Plan;
- 9 (b) Requests the various officials, departments, boards and agencies of the City, which
10 have administrative responsibilities, likewise to cooperate to such end and to execute their
11 respective functions and powers in a manner consistent with the Amended Plan; and
- 12 (c) Stands ready to consider and take appropriate action upon proposals and measures
13 designed to effectuate the Amended Plan.

14 **SECTION TWELVE.** All parties participating as owners or purchasers of property in the
15 Amended Area for redevelopment ("Redeveloper(s)") shall agree for themselves and their heirs,
16 successors and assigns that they shall not discriminate on the basis of race, color, creed, national
17 origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of
18 any property or improvements erected or to be erected in the Amended Area or any part thereof and
19 those covenants shall run with the land, shall remain in effect without limitation of time, shall be
20 made part of every contract for sale, lease, or rental of property to which Redeveloper(s) is a party,
21 and shall be enforceable by the LCRA, the City and the United States of America.

1 **SECTION THIRTEEN.** In all contracts with private and public parties for redevelopment
2 of any portion of the Amended Area, Redeveloper(s) shall agree:

3 (a) To use the property in accordance with the provisions of the Amended Plan, and be
4 bound by the conditions and procedures set forth therein and in this Ordinance;

5 (b) That in undertaking construction under the agreement with the LCRA and the
6 Amended Plan, bona fide Minority Business Enterprises (as further defined below, “MBEs”) and
7 Women's Business Enterprises ("as further defined below (“WBEs”) will be solicited and fairly
8 considered for contracts, subcontracts and purchase orders;

9 (c) To be bound by the conditions and procedures regarding the utilization of MBEs
10 and WBEs established by the City;

11 (d) To adhere to the requirements of the Executive Order of the Mayor of the City,
12 dated July 24, 1997, as has been extended.

13 (e) To comply with applicable requirements of Ordinance No. 60275 of the City (First
14 Source Jobs Policy, as codified at St. Louis City Revised Code Chapter 3.90);

15 (f) To cooperate with those programs and methods supplied by the City with the
16 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
17 material supplier participation in the construction pursuant to the Amended Plan. The
18 Redeveloper(s) will report semi-annually during the construction period the results of its endeavors
19 under this paragraph, to the Office of the Assistant Director-Certification and Compliance of the
20 City and the President of this Board; and

21 (g) That the language of this Section Thirteen shall be included in its general
22 construction contract and other construction contracts entered into directly by Redeveloper(s).

1 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
2 profit organization owned, operated and controlled by Minority Group Member(s) (as defined
3 below) who have at least fifty-one percent (51%) ownership therein. The Minority Group
4 Member(s) must have operational and management control, interest in capital and earnings
5 commensurate with their percentage of ownership. The term Minority Group Member(s) shall
6 mean persons legally residing in the United States who are Black, Hispanic, Native American
7 (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with
8 origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of
9 the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins
10 from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership,
11 corporation, profit or non-profit organization owned, operated and controlled by a woman or
12 women having at least fifty-one percent (51%) ownership. The woman or women must have
13 operational and managerial control, interest in capital and earnings commensurate with their
14 percentage of ownership.

15 The term "Redeveloper(s)" as used in this Section shall include heirs, successors in interest,
16 and assigns.

17 **SECTION FOURTEEN.** The Redeveloper(s) may seek ten (10) year real estate tax
18 abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided
19 therein. Such real estate tax abatement shall not include any Special Business District,
20 Neighborhood Improvement District, Commercial Improvement District, or any other similar local
21 taxing district created in accordance with Missouri law, whether now existing or later created.

1 In lieu of the ten (10) year abatement outlined above, and if a low-income tax credit
2 program is implemented to finance particular parcels' redevelopment, a Redeveloper(s) which is an
3 urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall
4 hereby be entitled to real property ad valorem tax abatement which shall not include taxes collected
5 for any Special Business District, Neighborhood Improvement District, Commercial Improvement
6 District, or any other single local taxing district created in accordance with Missouri law, whether
7 now existing or later created, for a total period of up to fifteen (15) years from the commencement of
8 such tax abatement, in accordance with the following provisions of this Plan. If no low income tax
9 credit program has been implemented to finance the redevelopment of a particular parcel, then that
10 parcel shall only be eligible to receive tax abatement for a period of up to ten (10) years.

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

Date: April 29, 2016

Page 10 of 12

Board Bill No.29

Sponsor: **ALDERWOMAN CHRISTINE
INGRASSIA /ALDERMAN JOHN COATAR**

1 lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount
2 based upon the assessment on the property, including land and improvements, during the calendar
3 year prior to the calendar year during which such urban redevelopment corporation shall lease such
4 property.

5 For the ensuing period of up to five (5) years following the original period stated above,
6 any such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount
7 based upon fifty percent (50%) of the then normal assessment of the land and improvements. This
8 provision shall only apply to taxes on parcels with redevelopment financed in part by low income
9 tax credit programs. 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 the
11 Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax
12 relief and payment in lieu of taxes provisions, during up to said fifteen (15) year period, shall inure
13 to the benefit of all successors in interest in the property of the urban redevelopment corporation, so
14 long as such successors shall continue to use such property as provided in this Plan and in any
15 Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after
16 any urban redevelopment corporation shall have acquired title to the property.

17 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
18 Amended Plan must be approved by this Board in the same manner as the Amended Plan was first
19 approved. Modifications which will substantially change the Amended Plan include, but are not
20 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,
21 to the boundaries of the Amended Area, or to other items which alter the nature or intent of the
22 Amended Plan.

1 The Plan may be otherwise modified (e.g. urban design regulations, development schedule)
2 by the LCRA.

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