

3 An ordinance approving a blighting study and redevelopment plan dated June 24, 2014 for
4 the Magnolia/Oregon/Ohio Ave. Scattered Sites Redevelopment Area (as further defined herein,
5 the “Plan”) after finding that said Redevelopment Area (“Area”) is blighted as defined in Section
6 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to
7 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the
8 City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that
9 redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals
10 and general welfare of the people of the City; approving the Plan attached hereto and incorporated
11 herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a
12 feasible financial plan for the redevelopment of the Area which affords maximum opportunity for
13 redevelopment of the Area by private enterprise; finding that no property in the Area may be
14 acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”), a
15 public body corporate and politic created under Missouri law, through the exercise of eminent
16 domain; finding that no property within the Area is occupied, however if it should become
17 occupied the Redeveloper (as defined herein) shall be responsible for providing relocation
18 assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of
19 the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in
20 accordance with the Plan; finding that there shall be available up to a fifteen (15) year real estate
21 tax abatement; and pledging cooperation of this St. Louis Board of Aldermen (“Board”) and
22 requesting various officials, departments, boards and agencies of the City to cooperate and to

1 exercise their respective powers in a manner consistent with the Plan; and containing a severability
2 clause.

3 WHEREAS, the predominance of defective or inadequate street layout, unsanitary or
4 unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting,
5 inadequate or outmoded design and conditions which endanger life or property by fire and other
6 causes, or any combination of such factors, retards the provision of housing accommodations or
7 constitutes an economic or social liability or a menace to the public health, safety, morals or
8 welfare in the present condition and use of the Area and such conditions are beyond remedy and
9 control solely by regulatory process in the exercise of the police power and cannot be dealt with
10 effectively by ordinary private enterprise without the aids provided in the Statute; and

11 WHEREAS, this Board has considered the “Blighting Study and Redevelopment Plan for
12 the Magnolia/Oregon/Ohio Ave. Scattered Sites Redevelopment Area” dated June 24, 2014,
13 consisting of a Title Page; a Table of Contents Page, twenty-five (25) numbered pages including
14 Exhibits “A” – “G” attached hereto and incorporated herein as Attachment “B” (“Plan”); and based
15 on the information in the Plan, specifically the Blighting Report in Exhibit “F” to the Plan,
16 considered each parcel of property in the Area and found the preponderance of the Area to be
17 blighted, and

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

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

1 WHEREAS, it is desirable and in the public interest that a public body, the LCRA,
2 undertake and administer the Plan; and

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

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

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

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

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

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

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

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

6 WHEREAS, it is necessary that this Board take appropriate official action respecting the
7 approval of the Plan.

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

10 **SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as
11 defined by Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being
12 Sections 99.300 to 99.715 inclusive, as amended) described in Attachment "A", attached hereto and
13 incorporated herein, known as the Magnolia/Oregon/Ohio Ave. Scattered Sites Area ("Area"). The
14 existence of deteriorated property and other conditions constitutes an economic or social liability to
15 the City and presents a hazard to the health and well-being of its citizens. These conditions,
16 therefore, qualify the Area as blighted within the meaning of Section 99.320(3) RSMo, as
17 amended, and are evidenced by the Blighting Report attached as Exhibit "F" ("Blighting Report")
18 to the Blighting Study and Redevelopment Plan for the Area dated June 24, 2014 which is attached
19 hereto, and labeled Attachment "B" and incorporated herein by reference ("Plan").

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

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

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

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

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

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

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

18 **SECTION NINE.** The property within the Area is currently unoccupied. If it should
19 become occupied all eligible occupants displaced by the Redeveloper (as defined in Section
20 Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in
21 accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

22 **SECTION TEN.** The Plan gives due consideration to the provision of adequate public
23 facilities.

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

4 (a) Pledges its cooperation in helping to carry out the Plan;

5 (b) Requests the various officials, departments, boards and agencies of the City, which
6 have administrative responsibilities, likewise to cooperate to such end and to execute their
7 respective functions and powers in a manner consistent with the Plan; and

8 (c) Stands ready to consider and take appropriate action upon proposals and measures
9 designed to effectuate the Plan.

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

18 **SECTION THIRTEEN.** In all contracts with private and public parties for redevelopment
19 of any portion of the Area, Redeveloper shall agree:

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

22 (b) That in undertaking construction under the agreement with the LCRA and the Plan,
23 bona fide Minority Business Enterprises (as further defined below, "MBEs") and Women's

1 Business Enterprises ("as further defined below ("WBEs") will be solicited and fairly considered
2 for contracts, subcontracts and purchase orders;

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

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

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

9 (f) To cooperate with those programs and methods supplied by the City with the
10 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
11 material supplier participation in the construction pursuant to the Plan. The Redeveloper will
12 report semi-annually during the construction period the results of its endeavors under this
13 paragraph, to the Office of the Assistant Director-Certification and Compliance of the City and the
14 President of this Board; and

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

17 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
18 profit organization owned, operated and controlled by Minority Group Member(s) (as defined
19 below) who have at least fifty-one percent (51%) ownership therein. The Minority Group
20 Member(s) must have operational and management control, interest in capital and earnings
21 commensurate with their percentage of ownership. The term Minority Group Member(s) shall
22 mean persons legally residing in the United States who are Black, Hispanic, Native American
23 (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with

1 origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of
2 the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins
3 from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership,
4 corporation, profit or non-profit organization owned, operated and controlled by a woman or
5 women having at least fifty-one percent (51%) ownership. The woman or women must have
6 operational and managerial control, interest in capital and earnings commensurate with their
7 percentage of ownership.

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

10 **SECTION FOURTEEN.** A Redeveloper may seek ten (10) year real estate tax abatement
11 pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 2000, as amended, upon
12 applications as provided therein. Such real estate tax abatement shall not include any Special
13 Business District, Neighborhood Improvement District, Commercial Improvement District, or any
14 other similar local taxing district created in accordance with Missouri law, whether now existing or
15 later created.

16 In lieu of the ten (10) year tax abatement outlined above, and if a low-income tax
17 credit program is implemented to finance particular parcels' redevelopment, a Redeveloper
18 which is an urban redevelopment corporation formed pursuant to Chapter 353 of the
19 Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which
20 shall not include any Special Business District, Neighborhood Improvement District,
21 Commercial Improvement District, or any other similar local taxing district created in
22 accordance with Missouri law, whether now existing or later created, for a total period of
23 fifteen (15) years from the commencement of such tax abatement, in accordance with the

1 following provisions of this Plan. If no low income tax credit program has been
2 implemented to finance the redevelopment of a particular parcel, then that parcel shall only
3 be eligible to receive tax abatement for a period of up to ten (10) years.

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

20 For the ensuing period of up to five (5) years following the original period stated
21 above, any such corporation shall pay taxes and payments in lieu of taxes as provided
22 above in an amount based upon fifty percent (50%) of the then normal assessment of the
23 land and improvements. This provision shall only apply to taxes on parcels with

1 redevelopment financed in part by low income tax credit programs. Thereafter any such
2 corporation shall pay the full amount of taxes.

3 All payments in lieu of taxes shall be a lien upon the real property and, when paid to
4 the Collector of Revenue of the City shall be distributed as all other property taxes. These
5 partial tax relief and payment in lieu of taxes provisions, during up to said fifteen (15) year
6 period, shall inure to the benefit of all successors in interest in the property of the
7 redevelopment corporation, so long as such successors shall continue to use such property
8 as provided in this Plan and in any Agreement with the LCRA. In no event shall such
9 benefits extend beyond fifteen (15) years after any urban redevelopment corporation shall
10 have acquired title to the property.

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

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

18 **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event that
19 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
20 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the
21 Ordinance are so essential and inseparably connected with and dependent upon the void section
22 that it cannot be presumed that this Board would have enacted the valid sections without the void

- 1 ones, or unless the court finds that the valid sections standing alone are incomplete and are
- 2 incapable of being executed in accordance with the legislative intent.