

1 **AN ORDINANCE APPROVING THE PETITION OF COMMERCE**
2 **BANK OF TOWER GROVE AS OWNER OF CERTAIN REAL**
3 **PROPERTY, TO AMEND THE BOUNDARIES OF SOUTH**
4 **GRAND COMMUNITY IMPROVEMENT DISTRICT TO**
5 **REMOVE CERTAIN PROPERTY AND CONTAINING A**
6 **SEVERABILITY CLAUSE.**

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9 **WHEREAS**, Mo. Rev. Stat. §67.1400 *et seq.* (the “CID Act”) authorized the
10 Board of Aldermen to approve the petitions of property owners to establish a
11 Community Improvement District; and

12 **WHEREAS**, following receipt of a proper petition (the “Petition”) and
13 conclusion of a duly noticed public hearing, the South Grand Community Improvement
14 District (the “District”) was formed by Ordinance No. 67222 of the City of St. Louis, as
15 a political subdivision, all pursuant to the Community Improvement District Act,
16 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the “CID
17 Act”); and

18 **WHEREAS**, an owner of real property within the current boundaries of the
19 District has filed a request with the governing body to remove certain property from the
20 boundaries of the District, which is commonly known as 3522 Hartford Street and 3521
21 Juniata Street and is more particularly described on Appendix A attached hereto and
22 made a party hereof (the “Property”); and

23 **WHEREAS**, the Property is located within city block 1463, all of which, except
24 for the following residential properties: 3511 Juniata Street, 3509 Juniata Street, 3507
25 Juniata Street and 3501 Juniata Street, is located within the current boundaries of the
26 District; and

1 **WHEREAS**, the Board of Directors of the District have approved the removal
2 of the Property from the boundaries of the District; and

3 **WHEREAS**, the District has made a finding that the obligations of the District
4 can be met without the revenues generated by or on the Property; and

5 **WHEREAS**, a public hearing, duly noticed and conducted as required by and in
6 accordance with the CID Act was held at _____ on
7 _____ by the Board of Aldermen; and

8 **WHEREAS**, this Board of Aldermen hereby finds that the adoption of this
9 ordinance is in the best interest of the City of St. Louis and that the property owners of
10 the District, as well as the City as a whole, will benefit from the establishment of the
11 removal of the Property from the boundaries of the District.

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

13 **Section One.**

14 (a) A community improvement district, to be known as the “South Grand
15 Community Improvement District” (hereinafter referred to as the “District”), is hereby
16 amended pursuant to the CID Act to remove the Property from the boundaries of the
17 District.

18 (b) The Property is located in city block 1463 and commonly known as
19 3521 Juniata Street, locator number 14630000240 and 35233 Hartford Street, locator
20 number 14630000250.

21 (c) The previous boundaries of the District included all of the real property
22 in city block 1463, except for the following residential properties: 3511 Juniata Street,

1 3509 Juniata Street, 3507 Juniata Street and 3501 Juniata Street, and are depicted on
2 Exhibit 1 attached hereto and incorporated herein by this reference.

3 (d) The new boundaries of the District include all of the real property in city
4 block 1463 except for the Property and 3511 Juniata Street, 3509 Juniata Street, 3507
5 Juniata Street and 3501 Juniata Street are depicted on Exhibit 2 attached hereto and
6 incorporated herein by this reference.

7 **Section Two.** The remainder of the Petition shall be in full force and effect.

8 **Section Three.** If any section, subsection, sentence, clause, phrase or portion of
9 this Ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by
10 any court of competent jurisdiction, such portion shall be deemed and is hereby
11 declared to be a separate, district and independent provision of this Ordinance, and such
12 holding or holdings shall not affect the validity of the remaining portions of this
13 Ordinance.

APPENDIX A

South Grand Community Improvement District

EXHIBIT 1
CITY BLOCK 1463 – ORIGINAL DISTRICT BOUNDARIES ++++++

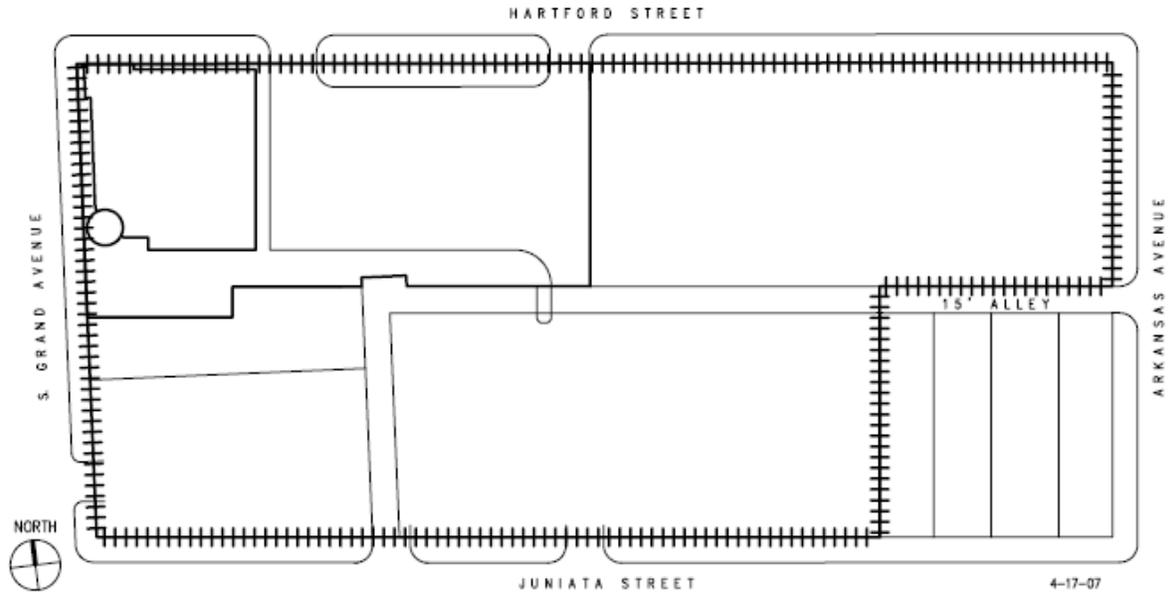


EXHIBIT 2
CITY BLOCK 1463 – NEW DISTRICT BOUNDARIES ++++++

