

2 An ordinance approving Amendment II to the redevelopment plan for the Mansion House
3 Center Area, ("Area") after affirming that the Area blighted by Ordinances 61439 and affirmed by
4 Ordinance 66964 is a blighted area as defined in Section 99.320 of the Revised Statutes of
5 Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), affirming
6 that redevelopment and rehabilitation of the Area is in the interest of the public health, safety,
7 morals and general welfare of the people of the City of St. Louis ("City"); amending Ordinances
8 61439 and 66964 to make available up to **ten (10) year** tax abatement for 200-228 and 400-444 N.
9 4th St. and pledging cooperation of the Board of Aldermen and requesting various officials,
10 departments, boards and agencies of the City to cooperate and exercise their respective powers in a
11 manner consistent with this Amendment.

12 WHEREAS, there is a need for the LCRA, a public body corporate and politic created
13 under Missouri law, to undertake the development of the above described Area as a Land
14 Clearance Project under said Statute, pursuant to plans by or presented to the LCRA under Section
15 99.430.1 (4); and

16 WHEREAS, by Ordinance 61439, this Board found and by Ordinance 66964 affirmed, the
17 property located in the Mansion House Center Area to be a "blighted area" as defined in Section
18 99.320 (3) of the Statute and said property remains blighted; and

19 WHEREAS, by Ordinance 61439, this Board also approved a Redevelopment Plan for the
20 Area, dated April 25, 1989; and by Ordinance 66964 approved Amendment I to the Plan dated
21 October 25, 2005; and

1 WHEREAS, it is desirable and in the public interest to amend the Redevelopment Plan
2 approved by Ordinances 66439 and 66964 by making available up to a ten (10) years real estate tax
3 abatement for 200-228 N. 4th St. (parcel No. 64900000200); and 400-444 N. 4th St. (parcels Nos.
4 64900000406 and 64900000407); and

5 WHEREAS, the LCRA has recommended such an amendment to the Planning
6 Commission of the City of St. Louis (“Planning Commission”) and to this St. Louis Board of
7 Aldermen ("Board"), and;

8 WHEREAS, under the provisions of the Statute, and of the federal financial assistance
9 statutes, it is required that this Board take such actions as may be required to approve the
10 amendment to the Plan; and

11 WHEREAS, it is desirable and in the public interest that a public body, the LCRA,
12 undertake and administer the amendment to the Plan in the Area; and

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

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

17 WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this
18 Board advertised that a public hearing would be held by this Board on Amendment II to the Plan,
19 and said hearing was held at the time and place designated in said advertising and all those who
20 were interested in being heard were given a reasonable opportunity to express their views; and

21 WHEREAS, it is necessary that this Board take appropriate official action respecting the
22 approval of the Amendment to this Plan.

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

3 **SECTION ONE.** The finding of the Board of Aldermen, by St. Louis Ordinance 61439,
4 and the affirmation by St. Louis Ordinance 66964, that the Mansion House Center Area (“Area”) is
5 a blighted area, as defined in Section 99.320(3) of the Revised Statutes of Missouri, 2000, as
6 amended (the "Statute" being Section 99.300 to 99.715 inclusive, as amended) is hereby affirmed.

7 **SECTION TWO.** The Amendment II to the Blighting Study and Plan for the Area dated
8 June 20, 2006, attached hereto and incorporated herewith as Exhibit “A” (“Amendment II”), has
9 been duly reviewed and considered, is hereby approved reference, and the President or Clerk of this
10 St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Amendment II with
11 the Minutes of this meeting.

12 **SECTION THREE.** In order to implement and facilitate the effectuation of the
13 Amendment II to the Plan hereby approved it is found and determined that certain official actions
14 must be taken by this Board and accordingly this Board hereby:

15 (a) Pledges its cooperation in helping to carry out Amendment II to the Plan;

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

19 (c) Stands ready to consider and take appropriate action upon proposals and measures
20 designed to effectuate the Amendment II to the Plan.

21 **SECTION FOUR.** The Redeveloper of Parcel No. 69400000200 at 200-228 N. 4th St. and
22 parcels 64900000406 and 64900000407 at 400-444 N. 4th St. may seek ten (10) year real estate tax
23 abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 2000, as amended,

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Sponsor: Alderwoman Phyllis Young

1 upon application as provided therein. Such real estate tax abatement shall not include any Special
2 Business District Neighborhood Improvement District, Commercial Improvement District, or any
3 other similar local taxing district created in accordance with Missouri law, whether now existing or
4 later created. With regard to 400-444 N. 4th St., if tax abatement is initiated on Phase I of the
5 project, but the Redeveloper fails to redevelop the subsequent phases in accordance with the
6 schedule contained in the Redevelopment Agreement between LCRA and Redeveloper dated
7 October 12, 2005, as may be amended, tax abatement shall be cancelled on Phase I.

8 In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an
9 urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes
10 shall hereby be entitled to real property ad valorem tax abatement which shall not include
11 taxes collected for any Special Business District, Neighborhood Improvement District,
12 Commercial Improvement District, or any other single local taxing district created in
13 accordance with Missouri law, whether now existing or later created, for a total period of
14 up to ten (10) years from the commencement of such tax abatement, in accordance with the
15 following provisions; however, with regard to 400-444 N. 4th St., if tax abatement is
16 initiated on Phase I of the project, but the Redeveloper fails to redevelop the subsequent
17 phases in accordance with the schedule contained in the Redevelopment Agreement
18 between LCRA and Redeveloper dated October 12, 2005, as may be amended, tax
19 abatement shall be cancelled on Phase I.

20 If property in the Area is sold by the LCRA to an urban redevelopment
21 corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such
22 corporation shall own property within the Area, then for the first ten (10) years after
23 the date the redevelopment corporation shall acquire title to such property, taxes on

1 such property shall be based upon the assessment of land, exclusive of any
2 improvements thereon, during the calendar year preceding the calendar year during
3 which such corporation shall have acquired title to such property. In addition to
4 such taxes, any such corporation shall for the same ten (10) year period make a
5 payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an
6 amount based upon the assessment on the improvements located on the property
7 during the calendar year preceding the calendar year during which such corporation
8 shall have acquired title to such property. If property shall be tax-exempt because it
9 is owned by the LCRA and leased to any such corporation, then such corporation
10 for the first ten (10) years of such lease shall make payments in lieu of taxes to the
11 Collector of Revenue of the City in an amount based upon the assessment on the
12 property, including land and improvements, during the calendar year preceding the
13 calendar year during which such corporation shall lease such property.

14 Thereafter any such corporation shall pay the full amount of taxes.

15 All payments in lieu of taxes shall be a lien upon the property and, when
16 paid to the Collector of Revenue of the City shall be distributed as all other property
17 taxes. These partial tax relief and payment in lieu of taxes provisions, during up to
18 said ten (10) year period, shall inure to the benefit of all successors in interest in the
19 property of the redevelopment corporation, so long as such successors shall
20 continue to use such property as provided in this Plan and in any contract with the
21 LCRA. In no event shall such benefits extend beyond ten (10) years after the
22 redevelopment corporation shall have acquired title to the property.

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