

2 An ordinance approving an amendment to the Redevelopment Plan for the Charles Russell Area
3 ("Area") after affirming that the Area blighted by Ordinance 60365, approved June 18, 1987
4 ("1987 Plan") as described in Exhibit "A" attached hereto and incorporated by reference is a
5 blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended,
6 (the "Statute" being Sections 99.300 to 99.715 inclusive), affirming that redevelopment and
7 rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare
8 of the people of the City; approving the amendment to the 1987 Plan dated April 25, 2006 for the
9 Area ("Amendment to the 1987 Plan"), and pledging cooperation of the Board of Aldermen and
10 requesting various officials, departments, boards and agencies of the City to cooperate and exercise
11 their respective powers in a manner consistent with the amendment to the 1987 Plan.

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

16 WHEREAS, by Ordinance 60365 this Board found the property located in the Charles Russell
17 Area to be a "blighted area" as defined in Section 99.320 (3) of the statute and said property
18 remains blighted; and

19 WHEREAS, by Ordinance 60365 this Board also approved a Redevelopment Plan for the Area
20 dated February 27, 1987, said Plan providing for a ten-year tax abatement and

21 WHEREAS, it is desirable and in the public interest to approve an amendment to the
22 Redevelopment Plan approved by Ordinance 60365 by allowing a period of tax abatement for "up
23 to" ten years; and

1 WHEREAS, the LCRA has recommended the amendment to the 1987 Plan to the Planning
2 Commission of the City of St. Louis (“Planning Commission”) and to this St. Louis Board of
3 Aldermen (“Board”) and incorporated herein as Exhibit “B” (Amendment to the 1987 Plan); and

4 WHEREAS, under the provisions of the statute, and of the federal financial assistance statutes, it is
5 required that this Board take such actions as may be required to approve the Amendment to the
6 1987 Plan; and

7 WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and
8 administer the Amendment to the 1987 Plan in the Area; and

9 WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the
10 studies and statements required to be made and submitted by section 99.430 and this Board has
11 been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of
12 the conditions in the Area; and

13 WHEREAS, the Amendment to the 1987 Plan has been presented and recommended by LCRA and
14 the Planning Commission to this Board for review and approval; and

15 WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general
16 development of the City and the Planning Commission has advised this Board that the Amendment
17 to the 1987 Plan conforms to said general plan; and

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

20 WHEREAS, the Amendment to the 1987 Plan does prescribe land use and street and traffic
21 patterns which may require, among other things, the vacation of public rights of way, the
22 establishment of new street and sidewalk patterns or other public actions; and

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

5 WHEREAS, in accordance with the requirements of Section 99.430 of the statute, this Board
6 advertised that a public hearing would be held by this Board on the Amendment to the 1987 Plan
7 and said hearing was held at the time and place designated in said advertising and all those who
8 were interested in being heard were given a reasonable opportunity to express their views; and

9 WHEREAS, it is necessary that this Board take appropriate official action respecting the approval
10 of the Amendment to the 1987 Plan.

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

12 **SECTION ONE.** The finding of the Board of Aldermen, by St. Louis ordinance 60365, that
13 certain property described therein (and described herein as Exhibit “A” attached hereto and
14 incorporated herein) is a blighted area, as defined in Section 99.320 (3) of the revised statutes of
15 Missouri, 1986, as amended (the “Statute” being Section 99.300 to 99.715 inclusive, as amended)
16 is hereby confirmed.

17 **SECTION TWO.** The redevelopment of the Area as described in Exhibit “A” as provided by the
18 statute, is necessary and in the public interest and is in the interest of the public health, safety,
19 morals and general welfare of the people of the City of St. Louis (“City”).

20 **SECTION THREE.** The Area qualifies as a redevelopment area in need of redevelopment under
21 the provision of the statute and the Area is blighted as defined in Section 99.320 of the Statute.

22 **SECTION FOUR.** The Amendment to the 1987 Plan for the Area, dated April 25, 2006 and
23 incorporated herein as Exhibit “B” having been duly reviewed and considered, is hereby approved

1 and incorporated by reference, and the President or Clerk of this St. Louis Board of Aldermen
2 (“Board”) is hereby directed to file a copy of said Amendment the 1987 Plan with the minutes of
3 this meeting.

4 **SECTION FIVE.** The Amendment to the 1987 Plan for the Area is feasible and conforms to the
5 general plan for the City.

6 **SECTION SIX.** In order to implement and facilitate the effectuation of the Amendment to the
7 1987 Plan hereby approved it is found and determined that certain official actions must be taken by
8 this Board and accordingly this Board hereby:

- 9 (a) Pledges its cooperation in helping to carry out the Amendment to the 1987 Plan;
- 10 (b) Requests the various officials, departments, boards and agencies of the City, which have
11 administrative responsibilities, likewise to cooperate to such end and to execute their respective
12 functions and powers in a manner consistent with the Amendment to the 1987 Plan; and
- 13 (c) Stands ready to consider and take appropriate action upon proposals and measures designed to
14 effectuate the Amendment to the 1987 Plan.

15 **SECTION SEVEN.** The sections of this ordinance shall be severable. In the event that any
16 section of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining
17 sections of this Ordinance are valid, unless the court finds the valid sections of the ordinance are so
18 essential and inseparably connected with and dependent upon the void section that it cannot be
19 presumed that this Board would have enacted the valid sections without the void ones, or unless the
20 court finds that the valid sections standing alone are incomplete and are incapable of being
21 executed in accordance with the legislative intent.

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