

1 **AN ORDINANCE APPROVING AN AMENDMENT TO THE TAX**
2 **INCREMENT BLIGHTING ANALYSIS AND REDEVELOPMENT PLAN**
3 **AND PROJECT FOR THE 600 WASHINGTON REDEVELOPMENT AREA**
4 **REMOVING CERTAIN PROPERTY THEREFROM; MAKING FINDINGS**
5 **WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTIONS BY**
6 **CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.**

7 **WHEREAS**, the City of St. Louis, Missouri (the “City”), is a body corporate and a
8 political subdivision of the State of Missouri, duly created, organized and existing under and by
9 virtue of its charter, the Constitution and laws of the State of Missouri; and

10 **WHEREAS**, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of
11 Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis,
12 Missouri (the “TIF Commission”); and

13 **WHEREAS**, the TIF Commission is duly constituted according to the Real Property Tax
14 Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of
15 Missouri (2000), as amended (the “TIF Act”), and is authorized to hold public hearings with
16 respect to proposed redevelopment areas and redevelopment plans and to make
17 recommendations thereon to the City; and

18 **WHEREAS**, the City's Board of Aldermen did duly consider and adopt Ordinance No.
19 67237 establishing a redevelopment area (the "Area") and approving a redevelopment plan titled
20 the "600 Washington Avenue TIF Redevelopment Plan" dated March 17, 2006 (the "Original
21 Redevelopment Plan") pursuant to and in accordance with the Act; and

1 **WHEREAS**, the Original Redevelopment Plan established the “600 Washington
2 Redevelopment Area” as more particularly described on Exhibit A attached to Ordinance No.
3 67237, entitled “600 Washington TIF Redevelopment Plan” (as established by the Original
4 Redevelopment Plan, the “Original Redevelopment Area”); and

5 **WHEREAS**, staff and consultants of the City and Developer prepared for consideration by
6 the TIF Commission a proposed Amendment to the Original Redevelopment Plan dated March 28,
7 2008 (the "Amendment") which Amendment provided for, among others, the exclusion of certain
8 real property within the Original Redevelopment Area (as legally described in the Amendment, the
9 “Excluded Area”) from the 600 Washington Redevelopment Area and to exclude from the
10 redevelopment project or projects contemplated in the Original Redevelopment Plan (the Original
11 Redevelopment Plan as amended by the Amendment being the “Redevelopment Plan”) any
12 projects contemplated to be within the Excluded Area (such redevelopment project or project as
13 amended by the Amendment being the “Redevelopment Projects”); and

14 **WHEREAS**, on May 16, 2008, after all proper notice was given, the TIF Commission
15 held a public hearing in conformance with the TIF Act and received comments from all
16 interested persons and taxing districts relative to the Original Redevelopment Plan and the
17 Amendment; and

18 **WHEREAS**, on May 16, 2008, the TIF Commission voted to recommend that the Board
19 of Aldermen adopt an ordinance in the form required by the Act approving the Amendment; and

20 **WHEREAS**, the Board of Aldermen has received the recommendations of the TIF
21 Commission regarding the Amendment and wishes to accept the recommendation that the

1 Original Redevelopment Plan be amended to provide for the exclusion from the 600 Washington
2 Redevelopment Area of the Excluded Area; and

3 **WHEREAS**, in accordance with the Redevelopment Plan and the TIF Act, the Board of
4 Aldermen hereby determines that it is necessary and advisable and in the best interest of the City
5 and of its inhabitants to approve and implement the Amendment.

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

7 **SECTION ONE.** The Board of Aldermen hereby adopts the foregoing recitals as
8 findings.

9 **SECTION TWO.** The Amendment is hereby ratified and approved. The Amendment to
10 the Redevelopment Plan, as reviewed and recommended by the TIF Commission on May 16,
11 2008 and attached hereto as **Exhibit A**, is hereby approved and the Redevelopment Plan and
12 Redevelopment Projects therein are hereby deemed amended in accordance therewith.

13 **SECTION THREE.** The Mayor and Comptroller of the City and all other officers,
14 agents, representatives and employees of the City are hereby authorized to take any and all
15 actions as may be deemed necessary, desirable, convenient or proper to carry out and comply
16 with the intent of this Ordinance with regard to the implementation of the Redevelopment Plan
17 and the Amendment and to execute and deliver for and on behalf of the City all certificates,
18 instruments or other documents as may be necessary, desirable, convenient or proper to carry out
19 the matters herein authorized.

20 **SECTION FOUR.** The Mayor and the Comptroller or their designated representatives
21 are hereby further authorized and directed to make any changes to the documents and
22 instruments approved and authorized by this Ordinance as may be consistent with the intent of

1 this Ordinance and necessary, desirable, convenient or proper in order to carry out the matters
2 herein authorized.

3 **SECTION FIVE.** It is hereby declared to be the intention of the Board of Aldermen that
4 each and every part, section and subsection of this Ordinance shall be separate and severable
5 from each and every other part, section and subsection hereof and that the Board of Aldermen
6 intends to adopt each said part, section and subsection separately and independently of any other
7 part, section and subsection. In the event that any part, section or subsection of this Ordinance
8 shall be determined to be or to have been unlawful or unconstitutional, the remaining parts,
9 sections and subsections shall be and remain in full force and effect, unless the court making
10 such finding shall determine that the valid portions standing alone are incomplete and are
11 incapable of being executed in accord with the legislative intent.

12 **SECTION SIX.** All ordinances or parts of ordinances in conflict with any provision of
13 this Ordinance are hereby repealed.

EXHIBIT A

(See Attached)

June 27, 2008

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BB# 156 Sponsor: Alderwoman Young