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3 **AN ORDINANCE FINDING AND DECLARING THAT THERE**  
 4 **EXISTS IN THE CITY OF ST. LOUIS A CERTAIN BLIGHTED**  
 5 **AREA AS DEFINED IN SECTION 353.020, REVISED STATUTES**  
 6 **OF MISSOURI, 2000, AND SECTION 11.06.010 AND 11.06.020 OF**  
 7 **THE REVISED CODE OF THE CITY OF ST. LOUIS, MISSOURI,**  
 8 **AND REAFFIRMING THE EXISTING BLIGHT OF SAID AREA**  
 9 **PURSUANT TO ORDINANCE NO. 64516; THAT THE**  
 10 **REDEVELOPMENT OF SUCH AREA IS NECESSARY AND IN**  
 11 **THE PUBLIC INTEREST UNDER CHAPTER 353 OF THE**  
 12 **REVISED STATUTES OF MISSOURI, 2000, AND UNDER**  
 13 **CHAPTER 11.06 OF THE REVISED CODE OF THE CITY OF ST.**  
 14 **LOUIS, MISSOURI, AND IS FURTHER IN THE INTEREST OF**  
 15 **THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL**  
 16 **WELFARE OF THE PEOPLE OF THE CITY OF ST. LOUIS; SAID**  
 17 **BLIGHTED AREA (HEREINAFTER "BLIGHTED AREA") BEING**  
 18 **MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT**  
 19 **OF LAND LOCATED IN THE CITY OF ST. LOUIS, MISSOURI,**  
 20 **BEING ALL OR A PORTION OF CITY BLOCK 3882 AND**  
 21 **SPECIFICALLY DESCRIBED UPON EXHIBIT A, AS ATTACHED**  
 22 **HERETO; AND CONTAINING A SEVERABILITY CLAUSE.**

23

24 **WHEREAS**, by reason of age, obsolescence, inadequate or outmoded design, or  
 25 physical deterioration, the Blighted Area has become an economic and social liability, by  
 26 reason of which such conditions are conducive to ill health, transmission of disease,  
 27 crime or inability to pay reasonable taxes; and

28

29 **WHEREAS**, the clearance, replanning, rehabilitation, or reconstruction of such  
 30 Blighted Area, and the provisions for such industrial, commercial, residential,  
 31 recreational, or public structures and spaces as may be appropriate, including other  
 32 facilities incidental or appurtenant thereto, is necessary and in the public interest under  
 33 Chapter 353 of the Revised Statutes of Missouri, 2000, as amended, and under Chapter  
 34 11.06 of the Revised Code of the City of St. Louis, Missouri, and is further necessary and  
 35 in the interest of the public health, safety, morals, and general welfare of the people of the  
 36 City of St. Louis; and

37

38 **WHEREAS**, such conditions are beyond remedy and control solely by regulatory  
 39 processes and the exercise of the police power and cannot be dealt with effectively by  
 40 ordinary private enterprise without the aids provided in the "Urban Redevelopment  
 41 Corporation Law" set forth in Chapter 353, Revised Statutes of Missouri, 2000, and  
 42 Chapter 11.06 of the Revised Code of the City of St. Louis; and

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44 **WHEREAS**, the Blighted Area has been determined and declared as blighted  
 45 pursuant to Ordinances No. 64516 (12/11/1998) pursuant to Chapter 99, RSMo., and a  
 46 redevelopment plan approved therefor by said Ordinance, which said redevelopment plan

**Date: October 14, 2005**

**Board Bill # 280**

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**SPONSOR: ALDERWOMAN KREWSON**

1 is active as of the date hereof; and was previously declared blighted by Ordinance No.  
2 56791 pursuant to Chapter 353, RSMo.; and

3  
4 **WHEREAS**, the Planning Commission has reviewed the study and investigation  
5 of the Blighted Area and did thereafter adopt a resolution recommending a finding that  
6 the area is blighted and reaffirming the existence of the blight found and determined  
7 pursuant to Ordinance No. 64516 as to the area, which resolution has been duly  
8 transmitted to the Mayor, the Board of Aldermen, and the HUDZ Committee of the  
9 Board of Aldermen.

10  
11 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS**  
12 **FOLLOWS:**

13  
14 **SECTION ONE.** There exists within the City of St. Louis a certain area hereby  
15 determined, found and declared as blighted as defined by Section 353.020, Revised  
16 Statutes of Missouri, 2000, and by Chapter 11.06 of the Revised Code of the City of St.  
17 Louis, Missouri, by reason of age, obsolescence, inadequate or outmoded design, or  
18 physical deterioration, the above blighted area has become an economic and social  
19 liability, by reason of which such conditions are conducive to ill health, transmission of  
20 disease, crime or inability to pay reasonable taxes; the finding of blight pursuant to  
21 Ordinance No. 64516 is hereby reaffirmed as to the Blighted Area, to be known as the  
22 Kingsdell Redevelopment Area, and being described as follows: A tract of land located  
23 in the City of St. Louis, Missouri, being all or portion of City Block 3882 and specifically  
24 described upon **Exhibit A**, attached hereto and incorporated herein by this reference.

25  
26 **SECTION TWO.** The redevelopment of the Blighted Area, as provided by  
27 Chapter 353, Revised Statutes of Missouri, 2000, and Chapter 11.06 of the Revised Code  
28 of the City of St. Louis, Missouri, is hereby determined, found, and declared under said  
29 Chapter 353 and under said Chapter 11.06 to be necessary and in the public interest under  
30 Chapter 353 of the Revised Statutes of Missouri, 2000, as amended, and under Chapter  
31 11.06 of the Revised Code of the City of St. Louis, Missouri, and is further necessary and  
32 in the interest of the public health, safety, morals, and general welfare of the people of the  
33 City of St. Louis.

34  
35 **SECTION THREE.** The sections of this ordinance shall be severable. In the  
36 event any section of this ordinance is found by a court of competent jurisdiction to be  
37 invalid, the remaining sections of this ordinance are valid, unless the court finds the valid  
38 Sections of this ordinance are so essentially and inseparably connected with, and so  
39 dependent upon, the void sections, that it cannot be presumed that the Board of Alderman  
40 would have enacted the valid sections without the void ones; or unless the court finds that  
41 the valid sections, standing alone, are incomplete and are incapable of being executed in  
42 accordance with the legislative intent. If any part of this ordinance regarding the rights of  
43 Developer are found invalid or unconstitutional, Developer shall thereafter at its election  
44 have the right to be released from any Development Agreement.