

1 **BOARD BILL NO. 315**

**INTRODUCED BY ALD. JOSEPH RODDY**

2 An ordinance to amend Section 11.06.370 of the Revised Code of the City of St. Louis,  
3 being Ordinance No. 51446, approved July 3, 1962, by repealing Section 11.06.370 of the Revised  
4 Code, and enacting in lieu thereof a new section to be known as Section 11.06.370 of the Revised  
5 Code, related to the tax abatement procedures of the Land Clearance for Redevelopment Authority  
6 of the City of St. Louis (“LCRA”) and Planned Industrial Expansion Authority of the City of St.  
7 Louis (“PIEA”).

8 WHEREAS, Chapter 11.06 of the Revised Code sets forth the redevelopment procedures  
9 for blighted areas;

10 WHEREAS Sections 11.06.300 through 11.06.350 of the Revised Code incorporate the  
11 provisions of Chapters 99 and 353 RSMo., as amended, into the City Code;

12 WHEREAS Chapter 353.110 of the Missouri Revised Statues (2000) as amended provides  
13 a real property exemption from taxation for up to twenty – five (25) years for property owned by  
14 urban redevelopment corporations formed pursuant to Chapter 353 RSMo., as amended; and

15 WHEREAS, the provisions of Chapter 11.06 do not explicitly exempt the applicability of  
16 the regulatory requirements of Chapter 11.06 from projects which utilize ownership by urban  
17 redevelopment corporations solely to implement tax abatement;

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

20 **SECTION ONE.** Section 11.06.370 of the Revised Code of the City of St. Louis, being  
21 Ordinance No. 51446, approved July 3, 1962, is hereby amended by repealing Section 11.06.370 of  
22 the Revised Code and enacting in lieu thereof a new section to be known as Section 11.060.370 of  
23 the Revised Code, which shall read as follows:

1           11.06.370. A. Nothing contained in this chapter shall be construed to apply in any manner  
2 whatsoever to "The Housing Authorities Law" found at Chapter 99, Revised Statutes of Missouri,  
3 as amended, the "Land Clearance for Redevelopment Authority Law" found at Chapter 99, Revised  
4 Statutes of Missouri, as amended, or the "Planned Industrial Expansion Authority Law" found at  
5 Chapter 100, Revised Statutes of Missouri, as amended.

6           B. As an alternative to the procedures established in this Chapter, if the Land Clearance  
7 for Redevelopment Authority of the City of St. Louis ("LCRA") is engaged in the preparation or  
8 adoption of a redevelopment or urban renewal plan pursuant to Sections 99.300 to 99.715 of the  
9 Missouri Revised Statutes (2000), as amended (the "LCRA Law"), the LCRA may find an area  
10 to be a "blighted area" as defined in Section 99.320 of the LCRA Law, and also to be a "blighted  
11 area" as defined in Section 353.020 of the Urban Redevelopment Corporations Law. In such  
12 instances, the LCRA may recommend such plan, and such finding of a "blighted area" under  
13 both the LCRA Law and the Urban Redevelopment Corporations Law definitions to the planning  
14 agency for comment, and to the Board of Aldermen for approval by ordinance in accordance  
15 with procedures set forth in the Section 99.430 of the LCRA Law. If the Planned Industrial  
16 Expansion Authority of the City of St. Louis ("PIEA") is engaged in the preparation or adoption  
17 of a development plan pursuant to Sections 100.300 to 100.620 of the Missouri Revised Statutes  
18 (2000), as amended (the "PIEA Law"), the PIEA may find an area to be a "blighted area" as  
19 defined in Section 100.310 of the PIEA Law, and also to be a "blighted area" as defined in  
20 Section 353.020 of the Urban Redevelopment Corporations Law. In such instances, the PIEA  
21 may recommend such plan, and such finding of a "blighted area" under both the PIEA Law and  
22 the Urban Redevelopment Corporations Law definitions to the planning agency for comment,

1 and to the Board of Aldermen for approval by ordinance in accordance with procedures set forth  
2 in the Section 100.400 of the PIEA Law.

3 C. In accordance with Section 353.060 of the Urban Redevelopment Corporations Law,  
4 prior to passage of any such ordinance determining the area covered by a development or  
5 redevelopment plan to be blighted, and prior to the granting of any rights or powers to any  
6 Corporation (as defined in this Chapter) with respect to such development or redevelopment  
7 plan, the Board of Aldermen shall hold a public hearing for the stimulation of comment by those  
8 to be affected by such grant, and pursuant to Section 353.110.3 of the Urban Redevelopment  
9 Corporations Law, shall furnish each political subdivision whose boundaries for ad valorem  
10 taxation purposes include any portion of such area a written statement of the impact on ad  
11 valorem taxes such tax abatement or exemption will have on such political subdivisions. Written  
12 notice of such public hearing mailed by first class U.S. Mail, postage prepaid, or hand delivered  
13 to all such political subdivisions, and in addition shall be published in a newspaper of general  
14 circulation in the community once each week for two consecutive weeks, the last publication to  
15 be at least ten (10) days prior to the date set for such hearing. The approving ordinance shall  
16 provide for the expiration of development or redevelopment rights in event of failure of a  
17 Corporation to acquire ownership of property within the blighted area within the time specified  
18 in the ordinance.

19 D. Following passage of such ordinance, the LCRA may contract with private  
20 redevelopers or Corporations in accordance with Section 99.450 of the LCRA Law, and Section  
21 353.060 of the Urban Redevelopment Corporations Law, on such terms and conditions as the  
22 ordinance may specify, or the LCRA may require. The PIEA may contract with private  
23 redevelopers or Corporations in accordance with Section 100.410 of the PIEA Law, and Section

1 353.060 of the Urban Redevelopment Corporations Law, on such terms and conditions as the  
2 ordinance may specify, or the PIEA may require. Any property within the blighted area  
3 thereafter acquired by a Corporation and used, operated and maintained by such Corporation, or  
4 any subsequent transferee, in accordance with an approved development or redevelopment plan,  
5 shall be assessed in accordance with Sections 353.110 and 353.150 of the Urban Redevelopment  
6 Corporations Law and in accordance with the approving ordinance.