

1 **BOARD BILL NO. 263FS INTRODUCED BY ALD. HUBBARD AND ALD. BOSLEY**

2 An ordinance approving a Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell
3 St., Montgomery St., North 22nd St. Redevelopment Area ("Area") after finding that the Area is
4 blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the
5 "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of
6 said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A",
7 finding that redevelopment and rehabilitation of the Area is in the interest of the public health,
8 safety, morals and general welfare of the people of the City; approving the Plan dated January 13,
9 2015 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section
10 99.430; finding that there is a feasible financial plan for the development of the Area which affords
11 maximum opportunity for development of the Area by private enterprise; finding that some
12 property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the
13 City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the
14 property within the Area is partially occupied and LCRA or the Redeveloper shall be responsible
15 for relocating any eligible occupants displaced as a result of implementation of the Plan; finding
16 that financial aid may be necessary to enable the Area to be redeveloped in accordance with the
17 Plan; finding that there shall be no real estate tax abatement; and pledging cooperation of the Board
18 of Aldermen and requesting various officials, departments, boards and agencies of the City to
19 cooperate and to exercise their respective powers in a manner consistent with the Plan.

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1 WHEREAS, by reason of predominance of defective or inadequate street layout, unsanitary
2 or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting,
3 there exist conditions which endanger life or property by fire or other causes and constitute an
4 economic or social liability or a menace to the public health, safety, morals or welfare in the
5 present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

6 WHEREAS, such conditions are beyond remedy and control solely by regulatory process in
7 the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise
8 without the aids provided in the Statute; and

9 WHEREAS, there is a need for the LCRA, a public body corporate and politic created
10 under Missouri law, to undertake the development of the above described Area as a land clearance
11 project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1
12 (4); and

13 WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the
14 City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"),
15 titled "Blighting Study and Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St.,
16 North 22nd St. Redevelopment Area," dated January 13, 2015 consisting of a Title Page, a Table of
17 Contents Page, and sixteen (16) numbered pages, attached hereto and incorporated herein as
18 Exhibit "B" ("Plan") together with Exhibits "A"-"G",

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

21 WHEREAS, it is desirable and in the public interest that a public body, the LCRA,
22 undertake and administer the Plan in the Area; and

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1 WHEREAS, the LCRA and the Planning Commission have made and presented to this
2 Board the studies and statements required to be made and submitted by Section 99.430 and this
3 Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully
4 aware of the conditions in the Area; and

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

7 WHEREAS, a general plan has been prepared and is recognized and used as a guide for the
8 general development of the City and the Planning Commission has advised this Board that the Plan
9 conforms to said general plan; and

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

12 WHEREAS, the Plan does prescribe land use and street and traffic patterns which may
13 require, among other things, the vacation of public rights-of-way, the establishment of new street
14 and sidewalk patterns or other public actions; and

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

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

1 WHEREAS, it is necessary that this Board take appropriate official action respecting the
2 approval of the Plan.

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

5 **SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as
6 defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute"
7 being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto
8 and incorporated herein, known as the Cass Ave., Jefferson Ave./Parnell St., Montgomery St.,
9 North 22nd St. Redevelopment Area.

10 **SECTION TWO.** The redevelopment of the above described Area, as provided by the
11 Statute, is necessary and in the public interest, and is in the interest of the public health, safety,
12 morals and general welfare of the people of the City.

13 **SECTION THREE.** The Area qualifies as a redevelopment area in need of redevelopment
14 under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the
15 Statute.

16 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated January 13, 2015,
17 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by
18 reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby
19 directed to file a copy of said Plan with the Minutes of this meeting.

20 **SECTION FIVE.** The Plan for the Area is feasible and conforms to the general plan for
21 the City.

1 **SECTION SIX.** The financial aid provided and to be provided for financial assistance
2 pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in
3 accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

4 **SECTION SEVEN.** The Plan for the Area will afford maximum opportunity, consistent
5 with the sound needs of the City as a whole, for the redevelopment of the Area by private
6 enterprise, and private developments to be sought pursuant to the requirements of the Statute.

7 **SECTION EIGHT.** The Plan for the Area provides that the Land Clearance for
8 Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property north of
9 Cass Ave. in the Area by the exercise of eminent domain under the condition that LCRA shall not
10 file eminent domain proceedings in the circuit court as to any parcel without prior approval of the
11 acquisition of that particular parcel by Resolution of the full Board of Aldermen following approval
12 of that same resolution by the Committee on Housing, Urban Development, & Zoning. In the event
13 that property acquired by LCRA in the Area after the effective date of this Ordinance is not
14 required for use by the Federal government, it shall be sold at no less than fair market value.

15 **SECTION NINE.** The property within the Area is partially occupied. All eligible
16 occupants displaced by LCRA or the Redeveloper ("Redeveloper" being defined in Section
17 Twelve, below) shall be given relocation assistance, in accordance with all applicable federal, state
18 and local laws, ordinances, regulations and policies.

19 **SECTION TEN.** The Plan for the Area gives due consideration to the provision of
20 adequate public facilities.

21 **SECTION ELEVEN.** In order to implement and facilitate the effectuation of the Plan
22 hereby approved it is found and determined that certain official actions must be taken by this Board
23 and accordingly this Board hereby:

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- 1 (a) Pledges its cooperation in helping to carry out the Plan;
- 2 (b) Requests the various officials, departments, boards and agencies of the City, which
- 3 have administrative responsibilities, likewise to cooperate to such end and to execute their
- 4 respective functions and powers in a manner consistent with the Plan; and
- 5 (c) Stands ready to consider and take appropriate action upon proposals and measures
- 6 designed to effectuate the Plan.

7 **SECTION TWELVE.** All parties participating as owners or purchasers of property in the

8 Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and

9 assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex,

10 marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any

11 property or improvements erected or to be erected in the Area or any part thereof and those

12 covenants shall run with the land, shall remain in effect without limitation of time, shall be made

13 part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall

14 be enforceable by the LCRA, the City and the United States of America.

15 **SECTION THIRTEEN.** In all contracts with private and public parties for redevelopment

16 of any portion of the Area, all Redevelopers shall agree:

- 17 (a) To use the property in accordance with the provisions of the Plan, and be bound by
- 18 the conditions and procedures set forth therein and in this Ordinance;
- 19 (b) That in undertaking construction under the agreement with the LCRA and the Plan,
- 20 bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's")
- 21 will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- 22 (c) To be bound by the conditions and procedures regarding the utilization of MBE's
- 23 and WBE's established by the City;

1 (d) To adhere to the requirements of the Executive Order of the Mayor of the City,
2 dated July 24, 1997.

3 (e) To comply with the requirements of Ordinance No. 60275 of the City;

4 (f) To cooperate with those programs and methods supplied by the City with the
5 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
6 material supplier participation in the construction under this Agreement. The Redeveloper will
7 report semi-annually during the construction period the results of its endeavors under this
8 paragraph, to the Office of the Mayor and the President of this Board; and

9 (g) That the language of this Section Thirteen shall be included in its general
10 construction contract and other construction contracts let directly by Redeveloper.

11 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
12 profit organization owned, operated and controlled by minority group members who have at least
13 fifty-one percent (51%) ownership. The minority group member(s) must have operational and
14 management control, interest in capital and earnings commensurate with their percentage of
15 ownership. The term Minority Group Member(s) shall mean persons legally residing in the United
16 States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native
17 Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines,
18 Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or
19 Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The
20 term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit
21 organization owned, operated and controlled by a woman or women who have at least fifty-one
22 percent (51%) ownership. The woman or women must have operational and managerial control,
23 interest in capital and earnings commensurate with their percentage of ownership.

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1 The term "Redeveloper" as used in this Section shall include its successors in interest and
2 assigns.

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4 **SECTION FOURTEEN.** A Redeveloper may not seek real estate tax abatement.

5 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
6 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was
7 first approved. Modifications which will substantially change the Plan include, but are not
8 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,
9 to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The
10 Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the
11 LCRA.

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