

ALDERMAN JOSEPH RODDY

ALDERMAN STEPHEN CONWAY

ALDERWOMAN KYDA KREWSON

ALDERMAN FRANK WILLIAMSON

1 **AN ORDINANCE DISSOLVING SPECIAL ALLOCATION FUNDS FOR**
2 **THE 1400 WASHINGTON REDEVELOPMENT AREA, 3150 SOUTH**
3 **GRAND REDEVELOPMENT AREA, 5819 DELMAR REDEVELOPMENT**
4 **AREA, CHOUTEAU NEWSTEAD REDEVELOPMENT AREA, ICE**
5 **HOUSE REDEVELOPMENT AREA AND LINDELL CONDOMINIUMS**
6 **REDEVELOPMENT AREA, AND TERMINATING THE DESIGNATION**
7 **OF CERTAIN RESPECTIVE PORTIONS OF THE CITY OF ST. LOUIS,**
8 **MISSOURI, RELATING TO EACH AS A REDEVELOPMENT AREA**
9 **AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO.**

10 **WHEREAS**, the Real Property Tax Increment Allocation Redevelopment Act, Sections
11 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), authorizes
12 municipalities to undertake redevelopment projects in blighted, conservation or economic
13 development areas, as defined in the Act; and

14 **WHEREAS**, the Act authorizes municipalities to adopt an ordinance dissolving the
15 special allocation fund for a redevelopment area and terminating the designation of the
16 redevelopment area as a “redevelopment area.” and thereafter distribute the remaining funds as
17 required upon the occurrence of certain conditions; and

18 **WHEREAS**, the 1400 Washington Redevelopment Plan envisioned the construction of a
19 new residential tower with retail and related parking (“1400 Washington Redevelopment
20 Project”) and the City Board of Aldermen (“Aldermen”) passed and the Mayor signed Ordinance
21 No. 67508, designating the 1400 Washington redevelopment project area as a “redevelopment

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1 area” as defined in Section 99.805(12) of the Act (“1400 Washington Redevelopment Area”),
2 approving that redevelopment plan and that redevelopment project, adopting tax increment
3 financing within the 1400 Washington Redevelopment Area, and establishing a special allocation
4 fund for the 1400 Washington Redevelopment Area, and Section Twelve of Ordinance No.
5 67508 provides that said ordinance shall terminate ninety (90) days after the effective date or
6 July 5, 2007, unless extended by the City Board of Estimate and Apportionment (“E & A”), if a
7 redevelopment agreement relating to the 1400 Washington Redevelopment Project has not been
8 executed, and no such redevelopment agreement has been executed nor the time extended; and

9 **WHEREAS**, the 3150 South Grand Redevelopment Plan envisioned the construction of a
10 new commercial building with parking (“3150 South Grand Redevelopment Project”) and the
11 Aldermen passed and the Mayor signed Ordinance No. 68260, designating the 3150 South Grand
12 redevelopment project area as a “redevelopment area” as defined in Section 99.805(12) of the
13 Act (the “3150 South Grand Redevelopment Area”), approving that redevelopment plan and that
14 redevelopment project, adopting tax increment financing within the 3150 South Grand
15 Redevelopment Area, and establishing a special allocation fund for the 3150 South Grand
16 Redevelopment Area and Section Twelve of Ordinance No. 68260 provides that said ordinance
17 shall terminate ninety (90) days after the effective date or March 9, 2009, unless extended by E
18 & A, if a redevelopment agreement relating to the 3150 South Grand Redevelopment Project has
19 not been executed and no such redevelopment agreement has been executed nor the time
20 extended; and

21 **WHEREAS**, the 5819 Delmar Redevelopment Plan envisioned the construction of thirty
22 (30) new residential units (“5819 Delmar Redevelopment Project”) and the Aldermen passed and
23 the Mayor signed Ordinance No. 66968, designating the 5819 Delmar redevelopment project
24 area as a “redevelopment area” as defined in Section 99.805(12) of the Act (the “5819 Delmar
25 Redevelopment Area”), approving that redevelopment plan and that redevelopment project,
26 adopting tax increment financing within the 5819 Delmar Redevelopment Area, and establishing
27 a special allocation fund for the 5819 Delmar Redevelopment Area and Section Twelve of
28 Ordinance No. 66968 provides that said ordinance shall terminate ninety (90) days after the

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1 effective date or January 3, 2006, unless extended by the E & A, if a redevelopment agreement
2 relating to the 5819 Delmar Redevelopment Project has not been executed and no such
3 redevelopment agreement has been executed nor the time extended; and

4 **WHEREAS**, the Chouteau Newstead Redevelopment Plan envisioned the construction of
5 twenty (20) new residential townhouse structures (the “Chouteau Newstead Redevelopment
6 Project”) and the Aldermen passed and the Mayor signed Ordinance No. 67850, designating the
7 Chouteau Newstead redevelopment project area as a “redevelopment area” as defined in Section
8 99.805(12) of the Act (the “Chouteau Newstead Redevelopment Area”), approving that
9 redevelopment plan and that redevelopment project, adopting tax increment financing within the
10 Chouteau Newstead Redevelopment Area, and establishing a special allocation fund for the
11 Chouteau Newstead Redevelopment Area and Section Twelve of Ordinance No. 67850 provides
12 that said ordinance shall terminate ninety (90) days after the effective date or January 27, 2008,
13 unless extended by the E & A, if a redevelopment agreement relating to the Chouteau Newstead
14 Redevelopment Project has not been executed and no such redevelopment agreement has been
15 executed nor the time extended; and

16 **WHEREAS**, the Ice House Redevelopment Plan envisioned the rehabilitation of an
17 existing building and related parking (the “Ice House Redevelopment Project”) and the
18 Aldermen passed and the Mayor signed Ordinance No. 67456, designating the Ice House
19 redevelopment project area as a “redevelopment area” as defined in Section 99.805(12) of the
20 Act (the “Ice House Redevelopment Area”), approving that redevelopment plan and that
21 redevelopment project, adopting tax increment financing within the Ice House Redevelopment
22 Area, and establishing a special allocation fund for the Ice House Redevelopment Area and
23 Section Twelve of Ordinance No. 67456 provides that it shall terminate ninety (90) days after the
24 effective date or March 26, 2007, unless extended by E & A, if a redevelopment agreement
25 relating to the Ice House Redevelopment Project has not been executed and no such
26 redevelopment agreement has been executed nor the time extended; and

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1 **WHEREAS**, the Lindell Condominiums Redevelopment Plan envisioned the
2 construction of a new residential tower with related retail and parking (the “Lindell
3 Condominiums Redevelopment Project”) and the Aldermen passed and the Mayor signed
4 Ordinance No. 66967, designating the Lindell Condominiums redevelopment project area as a
5 “redevelopment area” as defined in Section 99.805(12) of the Act (the “Lindell Condominiums
6 Redevelopment Area”), approving that redevelopment plan and that redevelopment project,
7 adopting tax increment financing within the Lindell Condominiums Redevelopment Area, and
8 establishing a special allocation fund for the Lindell Condominiums Redevelopment Area and
9 Section Twelve of Ordinance No. 66967 provides that said ordinance shall terminate ninety (90)
10 days after the effective date or January 3, 2006, unless extended by E & A, if a redevelopment
11 agreement relating to the Lindell Condominiums Redevelopment Project has not been executed
12 and no such redevelopment agreement has been executed nor the time extended.

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

15 **SECTION ONE.** The Board of Aldermen hereby dissolves the special allocation funds
16 for the 1400 Washington Redevelopment Area, 3150 South Grand Redevelopment Area, 5819
17 Delmar Redevelopment Area, Chouteau Newstead Redevelopment Area, Ice House
18 Redevelopment Area and Lindell Condominiums Redevelopment Area and terminates the
19 designation of the 1400 Washington Redevelopment Area, 3150 South Grand Redevelopment
20 Area, 5819 Delmar Redevelopment Area, Chouteau Newstead Redevelopment Area, Ice House
21 Redevelopment Area and Lindell Condominiums Redevelopment Area as a “redevelopment
22 area” pursuant to the Act.

23 **SECTION TWO.** The City Finance Officer (“Comptroller”) is hereby directed to
24 disburse, after the payment of City’s expenses, all funds in the above named special allocation
25 funds for the 1400 Washington Redevelopment Area, 3150 South Grand Redevelopment Area,
26 5819 Delmar Redevelopment Area, Chouteau Newstead Redevelopment Area, Ice House

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1 Redevelopment Area and Lindell Condominiums Redevelopment Area to the appropriate taxing
2 districts in the manner provided in the Act.

3 **SECTION THREE.** The Mayor and Comptroller are hereby authorized and directed to
4 execute all documents, if any, and take such necessary steps as they deem necessary and
5 advisable to carry out and perform the purpose of this Ordinance.

6 **SECTION FOUR.** The sections of this Ordinance shall be severable. If any section of
7 this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections
8 shall remain valid, unless the court finds that the valid sections are so essential to and
9 inseparably connected with and dependent upon the void section that it cannot be presumed that
10 the Board of Aldermen has or would have enacted the valid sections without the void ones,
11 unless the court finds the valid sections, standing alone, are incomplete and are incapable of
12 being executed in accordance with the legislative intent.