

2 An ordinance approving an amendment to the redevelopment plan for the Mansion House
3 Center Area, ("Area") after affirming that the Area blighted by Ordinance 61441 is a blighted area
4 as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute"
5 being Sections 99.300 to 99.715 inclusive), affirming that redevelopment and rehabilitation of the
6 Area is in the interest of the public health, safety, morals and general welfare of the people of the
7 City of St. Louis ("City"); amending Ordinance 61441 to make available up to **ten (10) year** tax
8 abatement for 200 N. 4th St. and pledging cooperation of the Board of Aldermen and requesting
9 various officials, departments, boards and agencies of the City to cooperate and exercise their
10 respective powers in a manner consistent with this Amendment.

11 WHEREAS, there is a need for the LCRA, a public body corporate and politic created
12 under Missouri law, to undertake the development of the above described Area as a Land
13 Clearance Project under said Statute, pursuant to plans by or presented to the LCRA under Section
14 99.430.1 (4); and

15 WHEREAS, by Ordinance 61441, this Board found the property located in the Mansion
16 House Center Area to be a "blighted area" as defined in Section 99.320 (3) of the Statute and said
17 property remains blighted; and

18 WHEREAS, by Ordinance 61441, this Board also approved a Redevelopment Plan for the
19 Area, dated April 25, 1989; and

20 WHEREAS, it is desirable and in the public interest to amend the Redevelopment Plan
21 approved by Ordinance 61441 by making available up to a ten (10) years real estate tax abatement
22 for 200 N. 4th St. (parcel No. 64900000200);

1 WHEREAS, the LCRA has recommended such an amendment to the Planning
2 Commission of the City of St. Louis (“Planning Commission”) and to this St. Louis Board of
3 Aldermen ("Board"), and;

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

7 WHEREAS, it is desirable and in the public interest that a public body, the LCRA,
8 undertake and administer the amendment to the Plan in the Area; and

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

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

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

17 WHEREAS, it is necessary that this Board take appropriate official action respecting the
18 approval of the Amendment to this Plan.

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

21 **SECTION ONE.** The finding of the Board of Aldermen, by St. Louis Ordinance 61441,
22 that the Mansion House Center Area (“Area”) is a blighted area, as defined in Section 99.320(3) of

1 the Revised Statutes of Missouri, 2000, as amended (the "Statute" being Section 99.300 to 99.715
2 inclusive, as amended) is hereby confirmed.

3 **SECTION TWO.** The Amendment to the Blighting Study and Plan for the Area, has been
4 duly reviewed and considered, is hereby approved reference, and the President or Clerk of this St.
5 Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Amendment with the
6 Minutes of this meeting.

7 **SECTION THREE.** In order to implement and facilitate the effectuation of the
8 Amendment to the Plan hereby approved it is found and determined that certain official actions
9 must be taken by this Board and accordingly this Board hereby:

10 (a) Pledges its cooperation in helping to carry out the Amended Plan;

11 (b) Requests the various officials, departments, boards and agencies of the City, which
12 have administrative responsibilities, likewise to cooperate to such end and to execute their
13 respective functions and powers in a manner consistent with the Amendment to the Plan; and

14 (c) Stands ready to consider and take appropriate action upon proposals and measures
15 designed to effectuate the Amendment to the Plan.

16 **SECTION FOUR.** The Redeveloper of Parcel No. 6400000200 at 200 N. 4th St. may seek
17 ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of
18 Missouri, 2000, as amended, upon application as provided therein. Such real estate tax abatement
19 shall not include any Special Business District Neighborhood Improvement District, Commercial
20 Improvement District, or any other similar local taxing district created in accordance with Missouri
21 law, whether now existing or later created.

22 In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an
23 urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes

Date: November 18, 2005

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Sponsor: Alderwoman Phyllis Young

1 shall hereby be entitled to real property ad valorem tax abatement which shall not include
2 taxes collected for any Special Business District, Neighborhood Improvement District,
3 Commercial Improvement District, or any other single local taxing district created in
4 accordance with Missouri law, whether now existing or later created, for a total period of
5 up to ten (10) years from the commencement of such tax abatement, in accordance with the
6 following provisions:

7 If property in the Area is sold by the LCRA to an urban redevelopment
8 corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such
9 corporation shall own property within the Area, then for the first ten (10) years after
10 the date the redevelopment corporation shall acquire title to such property, taxes on
11 such property shall be based upon the assessment of land, exclusive of any
12 improvements thereon, during the calendar year preceding the calendar year during
13 which such corporation shall have acquired title to such property. In addition to
14 such taxes, any such corporation shall for the same ten (10) year period make a
15 payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an
16 amount based upon the assessment on the improvements located on the property
17 during the calendar year preceding the calendar year during which such corporation
18 shall have acquired title to such property. If property shall be tax-exempt because it
19 is owned by the LCRA and leased to any such corporation, then such corporation
20 for the first ten (10) years of such lease shall make payments in lieu of taxes to the
21 Collector of Revenue of the City in an amount based upon the assessment on the
22 property, including land and improvements, during the calendar year preceding the
23 calendar year during which such corporation shall lease such property.

1 Thereafter any such corporation shall pay the full amount of taxes.

2 All payments in lieu of taxes shall be a lien upon the property and, when
3 paid to the Collector of Revenue of the City shall be distributed as all other property
4 taxes. These partial tax relief and payment in lieu of taxes provisions, during up to
5 said ten (10) year period, shall inure to the benefit of all successors in interest in the
6 property of the redevelopment corporation, so long as such successors shall
7 continue to use such property as provided in this Plan and in any contract with the
8 LCRA. In no event shall such benefits extend beyond ten (10) years after the
9 redevelopment corporation shall have acquired title to the property.

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