

1 **AN ORDINANCE DISSOLVING A SPECIAL ALLOCATION FUND FOR**
2 **THE CUPPLES STATION REDEVELOPMENT AREA AND**
3 **TERMINATING THE DESIGNATION OF A PORTION OF THE CITY**
4 **OF ST. LOUIS, MISSOURI, AS A REDEVELOPMENT AREA AND**
5 **AUTHORIZING CERTAIN ACTIONS RELATING THERETO.**

6 **WHEREAS**, the Real Property Tax Increment Allocation Redevelopment Act, Sections
7 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), authorizes
8 municipalities to undertake redevelopment projects in blighted, conservation or economic
9 development areas, as defined in the Act; and

10 **WHEREAS**, the Section 99.850.2 requires “(u)pon the payment of all redevelopment
11 project costs, retirement of obligations and the distribution of any excess moneys pursuant to
12 section 99.845 and this section, the municipality shall adopt an ordinance dissolving the special
13 allocation fund for the redevelopment area and terminating the designation of the redevelopment
14 area as a redevelopment area.” and thereafter distribute the remaining funds as required by the
15 Act; and

16 **WHEREAS**, the Cupples Station Redevelopment Project (the “Redevelopment Plan”)
17 envisioned the “(r)ehabilitation of the Cupples Station warehouse buildings as feasible ..., which
18 may include, but not be limited to...(c)onstruction of a new commercial, and possible later
19 hotel...” (the “Redevelopment Project”); and

20 **WHEREAS**, the City Board of Aldermen passed and the Mayor signed Ordinance No.
21 62280 designating the Cupples Station Redevelopment Project Area as a “redevelopment area”
22 as defined in Section 99.805(12) of the Act (the “Redevelopment Area”), approving the
23 Redevelopment Plan and the Redevelopment Project, adopting tax increment financing within
24 the Redevelopment Area, and establishing the Special Allocation Fund (the “Special Allocation
25 Fund”) for the Redevelopment Project, and authorizing the City to enter into a redevelopment

1 agreement with The Land Clearance for Redevelopment Authority of the City of St. Louis and
2 Cupples Station Redevelopment Corporation (the “Developer”), whereby the Developer agreed
3 to carry out the Redevelopment Plan on behalf of the City; and Ordinance No. 64869 authorizing
4 the issuance of Tax Increment Revenue Notes (Cupples Station Redevelopment Project) in
5 aggregate principal amount not to exceed the amount of the Public Project Costs as determined
6 by Bond Counsel plus Issuance Costs, as defined in the said ordinance; and

7 **WHEREAS**, the Redevelopment Project is completed and the City of St. Louis,
8 Missouri, Tax-Exempt Tax Increment Revenue Notes (Cupples Station Redevelopment Project)
9 Series 2003 have been retired; and

10 **WHEREAS**, all “redevelopment project costs” under the Act were incurred, all
11 obligations have been retired and no further obligations will be issued with respect to the
12 Redevelopment Plan.

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 Fund
16 for the Redevelopment Area and terminates the designation of the Redevelopment Area as a
17 “redevelopment area” pursuant to the Act.

18 **SECTION TWO.** The City Finance Officer (“Comptroller”) is hereby directed to
19 disburse, after the payment of City’s expenses, all funds in the Special Allocation Fund for the
20 Redevelopment Area to the appropriate taxing districts in the manner provided in the Act.

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

24 **SECTION FOUR.** The sections of this Ordinance shall be severable. If any section of
25 this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections

1 shall remain valid, unless the court finds that the valid sections are so essential to and
2 inseparably connected with and dependent upon the void section that it cannot be presumed that
3 the Board of Aldermen has or would have enacted the valid sections without the void ones,
4 unless the court finds the valid sections, standing alone, are incomplete and are incapable of
5 being executed in accordance with the legislative intent.