

1 accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax
2 abatement; and pledging cooperation of this St. Louis Board of Aldermen (“Board”) and requesting
3 various officials, departments, boards and agencies of the City to cooperate and to exercise their
4 respective powers in a manner consistent with the Plan; and containing a severability clause.

5 WHEREAS, the predominance of defective or inadequate street layout, insanitary or unsafe
6 conditions, deterioration of site improvements, improper subdivision or obsolete platting,
7 inadequate or outmoded design and conditions which endanger life or property by fire and other
8 causes, or any combination of such factors, retards the provision of housing accommodations or
9 constitutes an economic or social liability or a menace to the public health, safety, morals or
10 welfare in the present condition and use of the Area and such conditions are beyond remedy and
11 control solely by regulatory process in the exercise of the police power and cannot be dealt with
12 effectively by ordinary private enterprise without the aids provided in the Statute; and

13 WHEREAS, this Board has considered the “Blighting Study and Redevelopment Plan for
14 the 2227 Arsenal Street Redevelopment Area” dated September 21, 2010, consisting of a Title
15 Page; a Table of Contents Page, eight (8) numbered pages and Exhibits “A” – “F” attached hereto
16 and incorporated herein as Attachment “B” (“Plan”); and based on the information in the Plan,
17 specifically the Blighting Report in Exhibit “F” to the Plan, considered each parcel of property in
18 the Area and found the preponderance of the Area to be blighted, and

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INTRODUCED BY ALDERMAN KENNETH ORTMANN,
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1 WHEREAS, there is a need for the LCRA to undertake the redevelopment of the Area as a
2 land clearance project under the Statute, pursuant to plans by or presented to the LCRA under
3 Section 99.430.1 (4) RSMo, as amended; and

4 WHEREAS, the LCRA has, after considering each individual parcel of property in the Area
5 and finding the Area to be blighted, approved the Plan and recommended approval of the Plan to
6 the Planning Commission of the City of St. Louis (“Planning Commission”) and to this Board; and

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

9 WHEREAS, the LCRA and the Planning Commission have made and presented to this
10 Board the studies and statements required to be made and submitted by Section 99.430 RSMo, as
11 amended, and this Board has been fully apprised by the LCRA and the Planning Commission of the
12 facts and is fully aware of the conditions in the Area; and

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

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

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

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

3 WHEREAS, the Plan prescribes land use and street and traffic patterns which may require,
4 among other things, the vacation of public rights-of-way, the establishment of new street and
5 sidewalk patterns or other public actions; and

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

10 WHEREAS, in accordance with the requirements of Section 99.430 RSMo, as amended,
11 this Board placed public notices in a newspaper of general circulation in the City that a public
12 hearing would be held by this Board on the Plan, and a hearing was held at the time and place
13 designated in those notices and all those who were interested in being heard were given a
14 reasonable opportunity to express their views; and

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

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

19 **SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as
20 defined by Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being

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1 Sections 99.300 to 99.715 inclusive, as amended) described in Attachment "A", attached hereto and
2 incorporated herein, known as the 2227 Arsenal Street Area ("Area"). The existence of
3 deteriorated property and other conditions constitutes an economic or social liability to the City and
4 presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify
5 the Area as blighted within the meaning of Section 99.320(3) RSMo, as amended, and are
6 evidenced by the Blighting Report attached as Exhibit "F" ("Blighting Report") to the Blighting
7 Study and Redevelopment Plan for the Area dated September 21, 2010 which is attached hereto,
8 and labeled Attachment "B" and incorporated herein by reference ("Plan").

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

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

15 **SECTION FOUR.** The Plan (including the Blighting Report) having been duly reviewed
16 and considered, is hereby approved and incorporated herein by reference, and the President or
17 Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of the Plan
18 with the Minutes of this meeting.

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

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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, 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 redevelopments to be sought pursuant to the requirements of the Statute.

7 **SECTION EIGHT.** The Plan provides that the Land Clearance for Redevelopment
8 Authority of the City of St. Louis ("LCRA") may acquire no property in the Area by the exercise of
9 eminent domain.

10 **SECTION NINE.** None of the property within the Area is currently occupied. If it should
11 become occupied, all eligible occupants displaced by the Redeveloper(s)(as defined in Section
12 Twelve, below) shall be given relocation assistance by the Redeveloper(s) at its expense, in
13 accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

14 **SECTION TEN.** The Plan gives due consideration to the provision of adequate public
15 facilities.

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

- 19 (a) Pledges its cooperation in helping to carry out the Plan;

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

4 (c) Stands ready to consider and take appropriate action upon proposals and measures
5 designed to effectuate the Plan.

6 **SECTION TWELVE.** All parties participating as owners or purchasers of property in the
7 Area for redevelopment ("Redeveloper(s)") shall agree for themselves and their heirs, successors
8 and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex,
9 marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any
10 property or improvements erected or to be erected in the Area or any part thereof and those
11 covenants shall run with the land, shall remain in effect without limitation of time, shall be made
12 part of every contract for sale, lease, or rental of property to which Redeveloper(s) is a party, and
13 shall be enforceable by the LCRA, the City and the United States of America.

14 **SECTION THIRTEEN.** In all contracts with private and public parties for redevelopment
15 of any portion of the Area, Redeveloper(s) shall agree:

16 (a) To use the property in accordance with the provisions of the Plan, and be bound by
17 the conditions and procedures set forth therein and in this Ordinance;

18 (b) That in undertaking construction under the agreement with the LCRA and the Plan,
19 bona fide Minority Business Enterprises (as further defined below, "MBEs") and Women's

1 Business Enterprises ("as further defined below ("WBEs") will be solicited and fairly considered
2 for contracts, subcontracts and purchase orders;

3 (c) To be bound by the conditions and procedures regarding the utilization of MBEs
4 and WBEs established by the City;

5 (d) To adhere to the requirements of the Executive Order of the Mayor of the City,
6 dated July 24, 1997, as has been extended.

7 (e) To comply with applicable requirements of Ordinance No. 60275 of the City (First
8 Source Jobs Policy, as codified at St. Louis City Revised Code Chapter 3.90);

9 (f) To cooperate with those programs and methods supplied by the City with the
10 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
11 material supplier participation in the construction pursuant to the Plan. The Redeveloper(s) will
12 report semi-annually during the construction period the results of its endeavors under this
13 paragraph, to the Office of the Assistant Director-Certification and Compliance of the City and the
14 President of this Board; and

15 (g) That the language of this Section Thirteen shall be included in its general
16 construction contract and other construction contracts entered into directly by Redeveloper(s).

17 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
18 profit organization owned, operated and controlled by Minority Group Member(s) (as defined
19 below) who have at least fifty-one percent (51%) ownership therein. The Minority Group
20 Member(s) must have operational and management control, interest in capital and earnings

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1 commensurate with their percentage of ownership. The term Minority Group Member(s) shall
2 mean persons legally residing in the United States who are Black, Hispanic, Native American
3 (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with
4 origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of
5 the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins
6 from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership,
7 corporation, profit or non-profit organization owned, operated and controlled by a woman or
8 women having at least fifty-one percent (51%) ownership. The woman or women must have
9 operational and managerial control, interest in capital and earnings commensurate with their
10 percentage of ownership.

11 The term "Redeveloper(s)" as used in this Section shall include heirs, successors in interest,
12 and assigns.

13 **SECTION FOURTEEN.** A Redeveloper(s) which is an urban redevelopment corporation
14 formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad
15 valorem tax abatement which shall not include any Special Business District, Neighborhood
16 Improvement District, Commercial Improvement District or any other single local taxing district
17 created in accordance with Missouri law, whether now existing or later created, for a total period of
18 up to five (5) years from the commencement of such tax abatement, in accordance with the
19 following provisions:

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1 If property in the Area is sold by the LCRA to an urban redevelopment corporation
2 formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall
3 own property within the Area, then for up to the five (5) years after the date the
4 redevelopment corporation shall acquire title to property in the Area, taxes on that property
5 shall be based upon the assessment of land, exclusive of any improvements thereon, as of
6 January 1, 2010. In addition to such taxes, any such corporation shall for up to the same
7 five (5) year period make a payment in lieu of taxes to the Collector of Revenue of the City
8 of St. Louis in an amount based upon the assessment on the improvements located on the
9 property as of January 1, 2010. If property shall be tax-exempt because it is owned by the
10 LCRA and leased to any such corporation, then such corporation for up to the five (5) years
11 of the lease shall make payments in lieu of taxes to the Collector of Revenue of the City in
12 an amount based upon the assessment on the property, including land and improvements, as
13 of January 1, 2010.

14 All payments in lieu of taxes shall be a lien upon the property and, when paid to the
15 Collector of Revenue of the City shall be distributed as all other property taxes. These
16 partial tax relief and payment in lieu of taxes provisions, during up to said five (5) year
17 period, shall inure to the benefit of all successors in interest in the property of the
18 redevelopment corporation, so long as such successors shall continue to use the property as
19 provided in this Plan and in any agreement with the LCRA. In no event shall such benefits

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1 extend beyond five (5) years after the redevelopment corporation shall have acquired title to
2 the property.

3 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
4 Plan must be approved by this Board in the same manner as the Plan was first approved.
5 Modifications which will substantially change the Plan include, but are not necessarily limited to,
6 modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the
7 Area, or to other items which alter the nature or intent of the Plan.

8 The Plan may be otherwise modified (e.g. urban design regulations, development schedule)
9 by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning
10 Commission of the City.

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

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