

1 **BOARD BILL NO. 197 INTRODUCED BY ALDERWOMAN**
2 **MARLENE E. DAVIS AND ALDERMAN JOSEPH D. RODDY**

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5 **AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN FOR THE ST.**
6 **LOUIS MIDTOWN 353 REDEVELOPMENT AREA SUBMITTED BY ST. LOUIS**
7 **MIDTOWN REDEVELOPMENT CORPORATION; CONFIRMING THE FINDING**
8 **THAT THE REDEVELOPMENT AREA IS A BLIGHTED AREA THAT SHOULD BE**
9 **REDEVELOPED IN THE PUBLIC INTEREST; FINDING THAT SAID**
10 **REDEVELOPMENT PLAN IS IN THE PUBLIC INTEREST AND CONFORMS TO**
11 **THE STRATEGIC LAND USE PLAN FOR THE CITY; PROVIDING FOR TAX**
12 **ABATEMENT; AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT**
13 **ON BEHALF OF THE CITY OF ST. LOUIS WITH THE DEVELOPER; SETTING**
14 **FORTH THE TERMS AND CONDITIONS OF SAID AGREEMENT; AND**
15 **CONTAINING A SEVERABILITY CLAUSE AND AN EMERGENCY CLAUSE.**

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17 WHEREAS, the Board of Aldermen has by Ordinance Number _____, which took
18 effect on November 8, 2016, found and designated a certain area (the “Redevelopment Area”) of
19 The City of St. Louis, Missouri (the “City”) to be blighted within the meaning of, and as defined
20 in, Chapter 353.020 of the Revised Statutes of Missouri, as amended, and Sections
21 11.06.010 and 11.06.020 of the Revised Code of the City of St. Louis, Missouri, as amended
22 (the “City Code”); and

23 WHEREAS, St. Louis Midtown Redevelopment Corporation (the “Developer”) is an
24 urban redevelopment corporation formed and existing under Chapter 353, R.S.Mo., as amended
25 (“Chapter 353”), having been incorporated on November 9, 2016; and

26 WHEREAS, the Developer, on November ____, 2016, duly submitted to the Planning
27 Commission of the City of St. Louis (the “Planning Commission”) a development plan (the
28 “Redevelopment Plan”) for the Redevelopment Area; and

29 WHEREAS, thereafter the Planning Commission made an independent study and
30 investigation of the Redevelopment Plan and thereafter, on November ____, 2016, submitted a
31 report recommending approval of same to the Mayor and the Board of Aldermen; and

1 WHEREAS, the Redevelopment Plan has been presented to and recommended by the
2 Planning Commission to this Board for review and approval; and

3 WHEREAS, a strategic land use plan is recognized and used as a guide for the general
4 development of the City and the Planning Commission has advised this Board that the Plan
5 conforms to said strategic land use plan; and

6 WHEREAS, this Board has duly considered the recommendation of the Planning
7 Commission; and

8 WHEREAS, a written statement of the impact of tax abatement under the Redevelopment
9 Plan was furnished to each affected political subdivision along with prior written notice of a
10 public hearing regarding such tax abatement held by a committee of this Board, all in accordance
11 with the requirements of Chapter 353 and the City Code; and

12 WHEREAS, a public hearing was held by a committee of this Board, to which committee
13 this bill was properly referred for consideration; and

14 WHEREAS, the Redevelopment Plan for said blighted area was thereby found to be in
15 material compliance with Chapter 353 and Chapter 11.06 of the City Code.

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

18 Section 1: The Redevelopment Area is that certain tract of land being shown as Exhibit A
19 and more particularly described on Exhibit A-1 attached hereto and incorporated herein by
20 reference.

21 Section 2: It is hereby determined, found and declared that the Redevelopment Plan,
22 attached hereto as Exhibit B and incorporated herein by reference, submitted by the Developer
23 for the redevelopment of the Redevelopment Area is in the public interest and as such is

1 approved in accordance with provisions of this Ordinance. The Board of Aldermen hereby finds
2 that Redevelopment Plan has been submitted, considered and adopted in material compliance
3 with Chapter 11.06 of the City Code and hereby waives any irregularities with respect thereto.

4 Section 3: The Board of Aldermen has reviewed the previous designation of the
5 Redevelopment Area as a blighted area and hereby finds and declares that said Redevelopment
6 Area continues to be and is now a blighted area as defined in Section 353.020 of Chapter 353,
7 and as set forth in Ordinance No. _____.

8 Section 4: The Mayor of the City of St. Louis shall be and is hereby authorized and
9 directed to enter into and perform on behalf of the City, an agreement by and between said City
10 and the Developer, its successors and assigns, in substantially the same form as set forth in
11 Exhibit C attached hereto and incorporated by reference and made a part of this Ordinance as if
12 fully set forth herein (the “Development Agreement”), which Development Agreement, among
13 other things, shall make provision for the conditions and limitations relating to the benefits of tax
14 abatement pursuant to Section 353.110 of Chapter 353. In the event of any conflicts or
15 differences between the provisions of the Redevelopment Plan and the Development Agreement
16 hereinafter recited, the Development Agreement shall govern and said Redevelopment Plan shall
17 be deemed to be amended accordingly.

18 Section 5: The Redevelopment Area shall be used in accordance with the provisions of
19 the Redevelopment Plan for the period prescribed therein, which shall be not less than twenty-
20 five (25) years.

21 Section 6: The development rights approved by this Ordinance shall expire with respect
22 to property in the Redevelopment Area that the Developer fails to acquire during the term set
23 forth in the Redevelopment Plan.

1 Section 7: The Developer and its heirs, assigns and successors admit the language, intent
2 and purpose regarding fair employment practices as presently contained in the provisions of
3 Ordinance No. 68715 of the City of St. Louis, and any subsequent executive order and/or City
4 ordinance that amend or replace the foregoing apply to the Redevelopment Plan, that it will be
5 bound thereby and will comply with the terms and spirit of said Ordinance. The Developer and
6 its heirs, assigns and successors will, at all times, make all facilities that it controls in the
7 Redevelopment Area available to the general public without regard to race, religion, color or
8 national origin.

9 Section 8: Any proposed modification that would substantially change the
10 Redevelopment Plan must be approved by this Board. Modifications that would substantially
11 change the Redevelopment Plan include, but are not necessarily limited to, the length of tax
12 abatement, the boundaries of the Redevelopment Area, or other items that would alter the nature
13 or intent of the Redevelopment Plan. Any proposed modification that would not substantially
14 change the Redevelopment Plan need not be approved by this Board, but must be approved by
15 the Planning Commission.

16 Section 9: The sections of this Ordinance shall be severable. In the event any section of
17 this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections
18 of this Ordinance are valid, unless the court finds the valid sections of this Ordinance are so
19 essentially and inseparably connected with, and so dependent upon, the void sections, that it
20 cannot be presumed that the Board of Aldermen would have enacted the valid sections without
21 the void ones; or unless the court finds that the valid sections, standing alone, are incomplete and
22 are incapable of being executed in accordance with the legislative intent. If any part of this
23 Ordinance regarding the rights of Developer is found invalid or unconstitutional, Developer shall

1 thereafter at its election have the right to be released from the Development Agreement herein
2 contained,

3 Section 10: This being an Ordinance for the preservation of public peace, health and
4 safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and
5 20 of Article IV of the Charter of the City of St. Louis and therefore this Ordinance shall become
6 effective immediately upon its passage and approval by the Mayor.

Exhibit A

Depiction of Redevelopment Area



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2 Exhibit A-1

3 Description of Redevelopment Area
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5 A tract of land located in the City of St. Louis, Missouri, being all or portions of
6 City Blocks 1278.01, 1278.02, 1279,1280, 1281, 1284, 1285,1289, 1290, 1825,
7 1826, 1827, 1828, 1829, 2122.05, 2123, 2124, 2125, 2157.05, 2157.06, 2158, 2161,
8 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2175, 2176, 1277,
9 2178, , 2180, 2181.05, 2181.06, 2182, 2183, 2184, 2185.01, 2185.02, 2185.11,
10 2187.03, 2188, 2196, 2197, 2198, 2201, 2202, 2203, 2206.22, 2208, 2209, 2211,
11 2212, 2213, 2214, 2215, 2231, 2233.18, 2234.18, 3918.03, 3919.03, 3932, 3933,
12 3934, 3935, 3936, 3937, 3938, 4958, 6504 and specifically described as follows:
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14 Beginning at a point which is the intersection of the eastern right-of-way line of s.
15 Vandeventer Avenue and Laclede Avenue thence east along the centerline of
16 Laclede Avenue to its intersection with the centerline of S. Spring Avenue, thence
17 south along the centerline of S. Spring Avenue to the western extension of the
18 centerline of the east-west alley in City Blocks 2202 and 2203, thence along the
19 centerline of the alley to its intersection with the northern extension of the eastern
20 property line of parcel 220300070 located at 3631 Forest Park Avenue, thence south
21 along the eastern property line and its extension to the intersection with the
22 centerline of Forest Park Avenue, thence west along the centerline of Forest Park
23 Avenue to its intersection with the northern extension of the eastern property line of
24 parcel 650400010 located at 3644 Forest Park Avenue, thence south along the
25 property line to intersection with the centerline of Clark Avenue, thence west along
26 the centerline to its intersection with the centerline of Prospect Avenue, thence south
27 along the centerline of Prospect Avenue and its extension to the centerline of
28 eastbound I-64, thence east along the centerline of eastbound I- 64 to its intersection
29 with the northern extension of the centerline of S. Theresa Avenue, thence south
30 along the extension and the centerline of S. Theresa Avenue to its intersection with
31 the centerline of Spruce Street, thence east along the centerline across Edwin Street
32 to its intersection with the northern extension of eastern property line of Parcel
33 221500120 located at 400 Edwin Street, thence south along the property line
34 continuing along the eastern property line of Parcel 221500150 located at 601 Edwin
35 Street to its intersection with the northern property line of Parcel
36 221500010/221500030 located at 678 – 698 S. Theresa Avenue, thence east along
37 the northern property line to its intersection with the eastern property line of Parcel
38 221500010/221500030, thence south along the eastern property line of Parcel
39 221500010/221500030, continuing south along the eastern property line of Parcel
40 221400110 located at 700 S. Theresa Avenue, continuing south along the eastern
41 property line of Parcel 221400100 located at 708 S. Theresa Avenue, to its
42 intersection with the northern property line of Parcel 221400120 located at Gratiot
43 Street, thence continuing east across Ranken Avenue continuing along the northern
44 property line of Parcel 223100080 located at 750 Ranken Avenue, continuing
45 east along the northern property line of Parcel 223100070 located at 750 Virginia
46 Avenue to its intersection with the eastern property line of Parcel 223100070,

1 thence south along the eastern property line to its intersection with the northern
2 property line of Parcel 223100060 located at 3201 Papin Street, thence east along
3 the northern property line and its extension to its intersection with the centerline of
4 S. Compton Avenue, thence south along the centerline past Chouteau Avenue, past
5 Lasalle Street, past Rutger Street, past Caroline Street, Past Vista Avenue to its
6 intersection with the centerline of Park Avenue, thence west along the centerline of
7 Park Avenue to its intersection with the centerline of Louisiana Avenue, thence
8 south along the centerline of Louisiana Avenue to its intersection with the centerline
9 of Henrietta Street, Midtown Redevelopment Area Blight Analysis Appendix A -
10 thence west along the centerline to its intersection with the eastern property line of
11 Parcel 128900025 located at 3501 Lafayette Avenue, thence south along the eastern
12 property line and its extension to the centerline of Lafayette Avenue, thence west
13 along the centerline of Lafayette Avenue across S. Grand Boulevard to its
14 intersection with the extension of the western property line of Parcel 212205240
15 located at 1657 S. Grand Boulevard, continuing north along the western property
16 line of Parcel 212205231 located at 1651 S. Grand Boulevard, continuing north
17 along the western property line of Parcel 212205211 located at 1635 S. Grand
18 Boulevard, continuing north along the western property line of Parcel 212205200
19 located at 3612 Mcree Avenue and its extension to the intersection with the
20 centerline of Mcree Avenue, thence west along the centerline of Mcree Avenue to its
21 intersection with the extension of the centerline of the north-south alley in City
22 Block 2123, across Blaine Avenue and continuing along the centerline of Cardinal
23 Glennon Way in City Block 2124 to its intersection with the extension of the
24 southern property line of Parcel 212400220 located at 1537 S. Grand Boulevard,
25 thence west along the southern property line of Parcel 212400220 to its intersection
26 with the western property line of Parcel 212400220, thence north along the western
27 property line of Parcel 212400220 and its extension to the intersection with the
28 centerline of Park Avenue, thence west along the centerline to its intersection with
29 the centerline of S. 39th Street, thence north along the centerline of S. 39th Street
30 past Vista Avenue, past Rutger Street, past Hickory Street, past Lasalle Street to its
31 intersection with the southern property line of Parcel 393400040 located at 3227
32 Chouteau Avenue, thence west along the southern property line to its intersection
33 with the western property line of Parcel 393400040, thence north along the western
34 property line continuing north along the western property line of Parcel 393300020
35 located at 3710 Gratiot Street to its intersection with the northern property line of
36 Parcel 393300020, thence east along the northern property line of Parcel 393300020
37 to its intersection with the western property line of Parcel 393200020 located at
38 3707 Gratiot Street, thence north and east along the western property line and its
39 extension to its intersection with the centerline of S. Spring Avenue, thence north
40 along the centerline of S. Spring Avenue continuing along the western property line
41 of Parcel 218511010 located at 500 S. Spring Avenue and continuing along the
42 centerline of S. Spring Avenue to its intersection with the centerline of Market
43 Street, thence westward along the centerline of Market Street to its intersection with
44 the eastern right-of-way line of Vandeventer Avenue, thence north along the eastern
45 right-of-way line of Vandeventer Avenue to its intersection with the centerline of
46 Forest Park Avenue, thence east along the centerline to its intersection with the

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extension of the western property line of Parcel 391903350 located at 3813 Forest Park Avenue, thence north along the western property line and its extension to its intersection with the east-west alley in City Block 3919.03, thence west along the centerline of the alley and its extension to its intersection with the eastern right-of-way line of Vandeventer Avenue, thence north along the eastern right-of-way line of Vandeventer Avenue to its intersection with the centerline of Laclede Avenue, the point of beginning.

Exhibit B

Redevelopment Plan

Exhibit C

Form of Development Agreement