

INTRODUCED BY: Councilmember Terry Crow

DATE: February 26, 2018

BILL NO. 9352

ORDINANCE NO. 7075

AN ORDINANCE AMENDING SECTION 120.300 OF THE UNIVERSITY CITY MUNICIPAL CODE REGARDING THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF UNIVERSITY CITY, MISSOURI.

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

WHEREAS, in 2008, the Missouri General Assembly amended the TIF Act to alter the manner in which tax increment financing commissions are appointed in cities, towns and villages located in a county with a charter form of government and with more than one million inhabitants (the "2008 Amendment"); and

WHEREAS, at the time the 2008 Amendment was enacted, St. Louis County was a charter county with a population of more than one million inhabitants; and

WHEREAS, Section 120.300 of the University City Municipal Code provides for appointments to the Tax Increment Financing Commission of the City of University City, Missouri (the "TIF Commission") in the manner described in the 2008 Amendment; and

WHEREAS, the most recent U.S. Census information indicates that the population of St. Louis County is now below one million inhabitants, which has created uncertainty regarding the 2008 Amendment's applicability to the TIF Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSTIY CITY, MISSOURI, AS FOLLOWS:

Section 1. Amendment of Section 120.300. Section 120.300 of the University City Municipal Code is hereby amended to read as follows:

Establishment of TIF Commission; Terms of Office. There is hereby established the Tax Increment Financing Commission of the City of University City, Missouri (the "TIF Commission"). The members of the TIF Commission shall be appointed and shall serve terms in the manner described in Section 99.820 of the Revised Statutes of Missouri, as amended.

Section 2. Effective Date. This Ordinance shall take effect and be in full force from and after its passage and approval.

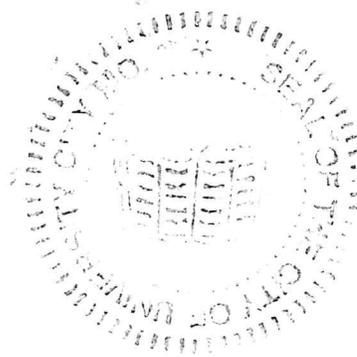
PASSED and ADOPTED THIS 12th DAY OF MARCH, 2018.


MAYOR

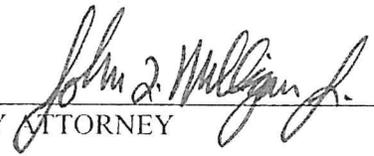
(Seal)

ATTEST:


CITY CLERK



CERTIFIED TO BE CORRECT AS TO FORM:


CITY ATTORNEY

Chapter 120. Commissions, Authorities, Boards and Committees

Article V. Tax Increment Financing Commission

Section 120.310. Duties.

[R.O. 2011 §2.34.030; Ord. No. 6066 §4, 1996; Ord. No. 6758 §3, 2008]

- A. The TIF Commission shall have the following duties:
1. To hold public hearings required by Sections 99.800 to 99.865, RSMo. (the "TIF Act") on any proposed redevelopment plan, redevelopment project, designation of a redevelopment area or any amendments thereto. The TIF Commission shall fix a time and place for such public hearing within fifteen (15) days from receipt of a redevelopment plan meeting the minimum requirements of Section 99.810, RSMo., of the TIF Act, as determined by counsel to the City. Such public hearing shall take place no later than seventy-five (75) days from receipt of the redevelopment plan.
 2. Provide all notices as required by the TIF Act.
 3. Vote and make recommendations to the City Council on all proposed redevelopment plans, redevelopment projects, designations of redevelopment areas, and amendments thereto within thirty (30) days following the completion of the public hearing. If the TIF Commission fails to vote within thirty (30) days following the completion of the public hearing referred to in Section 99.825, RSMo., of the TIF Act concerning the proposed redevelopment plan, redevelopment project, or designation of redevelopment area, or any amendments thereto, such plan, project, designation, or amendment thereto shall be deemed rejected by the TIF Commission.

Section 120.320. Chairperson and Vice Chairperson — Procedures.

[R.O. 2011 §2.34.040; Ord. No. 6066 §5, 1996]

The TIF Commission shall elect from its membership a Chairperson and Vice Chairperson, each for a term of one (1) year. The TIF Commission may adopt from time to time such rules of procedure as the TIF Commission may deem necessary to effectuate the duties under this Chapter.

Section 120.330. Transfer of Obligations.

[R.O. 2011 §2.34.050; Ord. No. 6066 §6, 1996; Ord. No. 6758 §4, 2008]

As of the effective date of the ordinance codified in this Chapter, the TIF Commission established pursuant to this Article shall assume all outstanding obligations of any previously established Tax Increment Financing Commission of the City and any such previously established Tax Increment Financing Commission shall cease to exist, except as may be necessary to complete a public hearing for which notice under Section 99.830, RSMo., of the TIF Act has been provided prior to August 28, 2008 and to vote or make recommendations relating to the redevelopment plans, redevelopment projects, designation of redevelopment areas, or amendments thereto that are the subject of such public hearing.

Section 120.340. TIF Commission Procedures.

[R.O. 2011 §2.34.060; Ord. No. 6758 §5, 2008]

- A. The City hereby adopts the following procedures for bids and proposals for the implementation of redevelopment projects:
1. The City or the TIF Commission shall solicit proposals with respect to the implementation of each proposed redevelopment project.
 2. Each request for proposals shall state the primary objectives of the proposed redevelopment area or redevelopment project.
 3. Each request for proposals (or notice thereof) shall be mailed to those persons or firms that the City's Director of Community Development or the City's planning consultant determines might be interested in submitting a bid, and shall be published in a newspaper of general circulation in the City. Each request for proposals shall provide at least thirty (30) days for the submission of a proposal.
 4. Each proposal must demonstrate that "but for" the use of tax increment financing, the project is not feasible and would not be completed.
 5. Criteria for the selection of proposals will include the impact of the proposed project on the City and other taxing jurisdictions, including the projected term for which tax increment financing will be utilized. The City or the TIF Commission may establish such additional criteria as it deems appropriate for the selection of bids and proposals. Each request for proposals shall provide reasonable opportunity for any person to submit alternative proposals or bids.

Section 120.350. (Reserved)