

BILL NO. 2016-87

SPONSORED BY COUNCILMAN Mihalevich

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE EAST CAPITOL AVENUE URBAN RENEWAL AREA URBAN RENEWAL PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JEFFERSON, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby makes the following findings:

- a. It is desirable and in the public interest that the Housing Authority of the City of Jefferson, State of Missouri (herein called the "Local Public Agency"), acting in its capacity as The Land Clearance for Redevelopment Authority of the City of Jefferson, undertake and carry out the urban renewal project (herein called the "Project") encompassing the area generally bounded as follows:

East State Street to the north, Adams Street to the west, East High Street on the south (including parcels on the south side of the 500 and 600 blocks of East High Street), and Lafayette Street on the east.

The Area consists of 116 parcels and approximately 38.1 acres of land including street and alley rights-of-way and 25.6 acres exclusive of street and alley rights-of-way, and is located in the City of Jefferson, State of Missouri (herein called the "City").

- b. The Local Public Agency and the City have made a detailed study of the location, physical condition of structures, land use, environmental influences and social, cultural and economic conditions of the Project area, and the Local Public Agency and the City have determined that the area is a blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the City at large, because of defective, inadequate street layout; insanitary or unsafe conditions; deterioration of site improvements; improper subdivision or obsolete platting; which together retard the provision of housing accommodation and constitute an economic and social liability or a menace to the public, health, safety and welfare in its present condition and use, and the members of the Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and

conditions.

- c. There has been prepared and referred to the City Council of the City (herein called the "Governing Body") for review and approval an urban renewal plan for the Project Area, dated November 23, 2016, consisting of twenty-three (23) pages and nine (9) exhibits, attached hereto as ATTACHMENT 1, supported by the written recommendations of the City Planning and Zoning Commission, indicating that the urban renewal plan does not conflict with the general plan for the development of the community as a whole.
- d. The Urban Renewal Plan has been approved by the governing body of the Local Public Agency, as evidenced by the copy of said body's duly certified resolution approving the Urban Renewal Plan, which is attached hereto as ATTACHMENT 2.
- e. A general plan has been prepared and is recognized and used as a guide for the general development of the City as a whole.
- f. The Planning and Zoning Commission, which is the duly designated and acting official planning body for the City, has submitted to the Governing Body its report and recommendations respecting the urban renewal plan for the Project Area and has certified that the urban renewal plan conforms to the general plan for the City, and the Governing body has duly considered the report, recommendations, and certification of the planning body.
- g. The urban renewal plan for the Project Area does not prescribe new or different land uses for the Project Area and will not require, among other things, changes in zoning, the vacating and removal of streets, alleys and other public ways, the establishment of new street patterns, the locations and relocation of sewer and water mains or other public facilities, or other public action.
- h. The Local Public Agency would follow legal requirements for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the urban renewal plan.
- i. It is necessary that the Governing Body take appropriate official action respecting the urban renewal plan for the Project, and in conformity with the laws of the State of Missouri and the City of Jefferson.
- j. The Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance, including those prohibiting discrimination because of race, color, creed, or national origin.
- k. The Project addresses a blighted, deteriorated and deteriorating area and qualifies as an eligible Urban Renewal Project under Section 99.320,

Revised Statutes of Missouri.

- l. The objectives of the urban renewal plan cannot be achieved through more extensive rehabilitation of the Project Area.
- m. The urban renewal plan for the Project Area is feasible and conforms to the general plan for the development of the community as a whole.
- n. In addition to the elimination of blight from the Urban Renewal Area, the undertaking of the Project in such area would promote the public welfare and the proper development of the community (a) by potentially making land in such area available for disposition, for uses in accordance with the urban renewal plan, for redevelopment in accordance with the use or uses specified in the Plan, and (b) by providing, through the redevelopment and rehabilitation of the urban renewal area in accordance with the plan, improved environments within the Project Area.
- o. The urban renewal plan for the urban renewal area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the urban renewal of the Area by private enterprise.
- p. The existing program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is and has been feasible and has been or can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of potentially displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of any displaced individuals and families in the Project Area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

SECTION 2. The urban renewal plan for the Project, attached hereto as ATTACHMENT 1, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said copy of the urban renewal plan with the minutes of this meeting.

SECTION 3. In order to implement and facilitate the effectuation of the urban renewal plan hereby approved, it is found and determined that certain official action may be necessary to be taken by this Body, this Body hereby (a) pledges its cooperation in helping to carry out the urban renewal plan; (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in

the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the urban renewal plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the urban renewal plan.

SECTION 4. This ordinance shall be in force and effect from and after its passage and approval.

Passed: _____

Approved: _____

Presiding Officer

Mayor Carrie Tergin

ATTEST:

APPROVED AS TO FORM:

City Clerk



City Counselor