

**CITY OF NORMANDY, MISSOURI
AN ORDINANCE**

**1st READING 10/10/2023
2nd READING 11/14/2023**

**BILL NO. 23-25
ORDINANCE NO. 795**

AN ORDINANCE OF THE CITY OF NORMANDY, MISSOURI AMENDING ORDINANCE NO. 767, PREVIOUSLY ADOPTED OCTOBER 11, 2022, DISSOLVING THE SPECIAL ALLOCATION FUND FOR THE NATURAL BRIDGE ROAD REDEVELOPMENT AREA AND TERMINATING THE DESIGNATION OF CERTAIN PORTIONS OF THE CITY OF NORMANDY, MISSOURI RELATING TO THAT REDEVELOPMENT AREA AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO.

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.866 of the Revised Statutes of Missouri, as amended (the “Act”), authorizes municipalities to undertake redevelopment projects in blighted, conservation or economic development areas, as defined in the Act, through the mechanism of tax increment financing; and,

WHEREAS, after the required public hearing and on the recommendation of the Tax Increment Financing Commission of the City of Normandy, Missouri, the Council of the City of Normandy, Missouri (the “City Council”) passed and approved Ordinance No. 553 on February 7th, 2006, (a) approving the Natural Bridge Road Redevelopment Area Redevelopment Plan (the “Redevelopment Plan”), (b) designating the Redevelopment Area as defined in the Act, and (c) adopting tax increment financing with respect to the Redevelopment Area and establishing a special allocation fund (the “Special Allocation Fund”); and

WHEREAS, pursuant to the terms of Section 99.810 of the Act, no ordinance approving a redevelopment project shall be adopted later than ten years from the adoption of the ordinance approving the redevelopment plan under which such project is authorized; and

WHEREAS, ten years have passed since the City Council’s adoption of the ordinance approving the redevelopment plan, and the City Council may not approve further redevelopment projects; and

WHEREAS, on October 11, 2022, the City Council, finding it desirable and in the best interests of the City, the other affected taxing jurisdictions, and its residents, to terminate the designation of the Redevelopment Area and dissolve the Special Allocation Fund, and thereafter distribute the remaining funds as required upon the occurrence of certain conditions, did adopt Ordinance 767; and

WHEREAS, Ordinance 767 did not address the disbursement of surplus economic activity taxes to taxing districts in the redevelopment area, which should properly be distributed prior to the dissolution of the Special Allocation Fund, pursuant to Section 99.820 of the Act; and

WHEREAS, the City Council finds it desirable and in the best interests of the City, the other affected taxing jurisdictions, and its residents, to disburse surplus economic activity taxes to

taxing districts in the redevelopment area in accordance with the provisions of Section 99.820 of the Act prior to termination of the designation of the Redevelopment Area and dissolution the Special Allocation Fund, and thereafter distribute the remaining payments in lieu of taxes as required upon the occurrence of certain conditions.

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

Section One

The City Council hereby declares as surplus all economic activity taxes (as defined in the Act) on deposit in the Special Allocation Fund created to administer the Redevelopment Plan. Such surplus economic activity taxes shall be paid to the taxing districts from which they originate, as provided in Section 99.820 of the Act.

Section Two

Upon payment of all surplus economic activity taxes pursuant to Section One above, the City Administrator of the City of Normandy, Missouri, (the "City Administrator") shall withdraw from the Special Allocation Fund an amount sufficient to pay any and all costs of administration and/or outstanding redevelopment project costs, as defined in the Act.

Section Three

Upon payment of all surplus economic activity taxes, outstanding redevelopment project costs, and costs of administration, as directed above, the City Administrator shall pay all surplus funds remaining in the Special Allocation Fund to the St. Louis County Collector of Revenue for distribution of such funds to the relevant taxing districts, in accordance with Section 99.850 of the Act.

Section Four

Upon fulfillment of the above Sections, the Special Allocation Fund is hereby declared to be dissolved and terminated.

Section Five

The City Council hereby terminates the designation of the Natural Bridge Redevelopment Area as a "redevelopment area" as defined by the Act and declares such Redevelopment Area dissolved.

Section Six

The Mayor and City Administrator and all other officers, agents, and representatives of the City are hereby authorized to take any and all actions as may be deemed necessary, desirable, convenient, or proper to carry out and comply with the intent of this Ordinance with regard to the termination of the Redevelopment Area and the Special Allocation Fund.

Section Seven – Repealed

All acts and parts of Ordinances or Resolutions heretofore adopted by the City in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict with the provisions of this Ordinance.

Section Eight – Severability

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases, and words of this ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases and words of this ordinance since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid portion of the ordinance.

Section Nine – Effective Date

This Ordinance shall be in full force and effect from and after the date of its passage and approval.

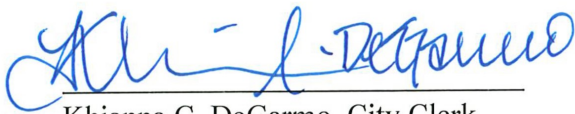
PASSED by the Council of the City of Normandy and **APPROVED** by the Mayor this **14th** day of **November**, 2023.



Honorable Mark Beckmann, Mayor

(SEAL)

Attest:



Khianna C. DeGarmo, City Clerk

APPROVED AS TO FORM:



Andrew R. Bramman - City Attorney
City of Normandy, Missouri